

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/P/2010/0558

Your Ref: P/2010/0558

Date: 28 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2600 4020 Blaenau Dwr, Blaenau Road, Froncysyllte
Development: Single storey extension to existing dwelling to provide new kitchen, conversion of domestic outbuilding to provide additional living space.

I refer to your consultation dated 05 July 2010 in respect of the above.

The site has an existing access on to a classified highway subject only to the national speed limit although vehicular speed is considered to be no more than 20 mph due to the geometry of the road. Visibility at the access on to the highway is considered acceptable.

There appears to be adequate parking space within the site to cater for the proposed development.

I would however have concerns if the outbuildings were ever to be sold off as a separate dwelling. I would recommend a condition is attached tying the use of the outbuilding to the dwelling.

CONDITIONS

NONSTD TIED TO EXISTING DWELLING

NONSTD The proposed annexe shall be tied to the existing dwelling and must not be used commercially or sold off as a separate dwelling

for Operational Manager Traffic & Transportation