

MEMORANDUM



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

Our Ref: TH/DC/PD/2010/0314

Your Ref: P/2010/0314

Date: 04 May 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2939 4693 Land off Grango Lane, Ponciau

Development: Outline application for the erection of one detached dormer dwelling with separate garage.

I refer to your consultation dated 29 April 2010 in respect of the above.

The proposed development is situated on an unadopted highway that is accessed by way of an unclassified highway.

Preliminary discussion with the applicant in 2005 resulted in agreement that the Highway Authority would support a proposal for the erection of five properties on this site subject to improvements to the unadopted highway from a position adjacent to the property known as Hafan.

The highway improvements have yet to be undertaken.

There are five existing planning permissions on the site in the applicants ownership:

P/2005/0584 for 1 dwelling

P/2006/0960 for 4 dwellings

P/2008/1182 for 1 dwelling

P/2009/0578 for 3 dwellings

P/2009/1003 for 1 dwelling

Although the road giving access to the site is 4.1m wide at its junction with Bank Street, the road is effectively narrower due to a degree of wall shyness caused by the boundary wall west of the carriageway edge. The carriageway does not permit the simultaneous passage of vehicles at the junction and is likely to cause conflict between vehicles at the junction.

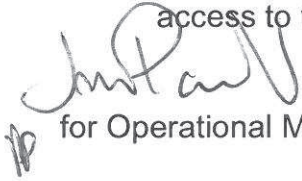
Due to the limited off street parking for the existing dwellings numbered 1, 2 5 & 7 Grango Lane, the road effectively becomes single lane width as one side of the carriageway is used for parking. The limited parking also leads to vehicles parked half on the footway which not only limits the available road width but which potentially causes issues of obstruction to pedestrians.

Given that the road is only 4.1 m wide at its junction with Bank Street and that there is limited on street parking provision for the existing dwellings I cannot support the application to erect a further dwelling at this site.

I have previously raised concerns over this type of piecemeal development when responding to other applications on Grango Lane.

I recommend the application be REFUSED for the following reason:

- Grango Lane is considered substandard in width to serve as a means of access to further residential development.



for Operational Manager Traffic & Transportation