

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2021/0282 **Your Ref:** SJG/P/2021/0282
Date: 27th April 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 378 514 1 Holt Lodge Cottages, Hugmore Lane, Llan y Pwll, Wrexham.

Development: Single storey extension to form annexe.

I refer to your consultation / email dated 08/04/2021 in respect of the above.

Access

The proposed development site is situated on Hugmore Lane which is a rural, unclassified road subject to a 60mph speed limit.

Based on speeds of 60mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

Visibility from the existing / proposed access is inadequate in both directions providing splays of approximately 2.4 x 21m to the north west and 2.4 x 12m to the south east measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing hedgerow fronting the site. I would suggest that the applicant considers carrying out modifications to the front boundary hedge to maximize visibility from the existing access.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access.

The existing access serving the development site is approximately 4.3m wide and is surfaced with loose bound materials.

Parking & Turning Provision

There would appear to be adequate parking and turning space within the curtilage of the development site to serve the existing property and proposed annexe.

I would normally recommend that the application be REFUSED for the following reason:-

There is restricted visibility at the existing access onto Hugmore Lane and increased use would increase the likelihood of danger to road users.

However, I understand that the proposed development will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41

026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD

038R

ANCILLARY ACCOMMODATION

The proposed development shall be ancillary to the existing dwelling and must not be sold as a separate dwelling.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Chief Officer, Environment & Technical