

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0882 **Your Ref:** MRJ/P/2020/0882
Date: 15th March 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref:387 355 Hem House Cottage, Rossett Road, Parkside, Rossett.

Development: Erection of detached single storey granny annexe.

I refer to your consultation / email dated 09/03/2021 in respect of the above.

The proposed development site is located on the B5102 Rossett Road which is a rural, classified road subject to a 60mph speed limit.

Any proposed / existing access in this location 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 main access serving the development site appears adequate in the southerly direction providing a splay in excess of 2.4 x 215m. However, visibility in the northerly direction is inadequate providing a splay of approximately 2.4 x 64m measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing hedgerow in the north westerly direction and the required splay is likely to cut across 3rd party land.

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 10m wide reducing to 4.4m wide at approximately 10m behind the adjoining carriageway and is considered adequate to serve as a shared access. The existing access is paved with hard bound materials.

There is an additional existing gated access at the northern end of the site which has poor visibility ie/ approximately 2.4 x 4m in both directions to the nearside edge. If the application is supported then I would recommend that this access is permanently closed up.

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 the B5102 Rossett Road 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 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

NONSTD ANCILLARY ACCOMMODATION

038R The proposed development shall be ancillary to the existing dwelling and must not be sold as a separate dwelling.

NONSTD EXISTING NORTHERLY ACCESS TO BE CLOSED

026R The existing northerly access shall be permanently closed up prior to first use of any
E03N part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K.', is written on the page.

Chief Officer, Environment & Technical