

Planning Statement

Proposed replacement access at Ty Newydd, Knolton, Overton

Background

Ty Newydd is a relatively modern detached house located on the north eastern side of the A528 Overton to Ellesmere Road at Knolton. It stands within a small cluster of residential properties and beyond that, the Trotting Mare Inn and garage.

The house has a large curtilage with garaging to one side and ample room for parking and manoeuvring vehicles at the rear.



There is ample room for the replacement access on the northern side of the garden

The applicant has lived at Ty Newydd for nearly two years and since moving into the property he has become aware that the access is potentially dangerous because of the proximity of a bend in the road on the Ellesmere side.



The replacement access will be further away from the bend in the road and the approach from both directions will be safer

At the same time he has discovered that the concrete covering the front garden, which is used for parking, runs towards the house and consequently

the house is surrounded by standing water every time it rains heavily. This is problematic when parking but more significantly, is causing severe damp problems within the house.

The entrance into the garden has been widened at some point to try and improve safety but it is not very effective and has made the property susceptible to trespass and theft. A number of things have been stolen from the front garden and in combination with the damp and traffic dangers the level of residential amenity at the property is extremely low.

To overcome the problems the applicant wishes to close off the access and remove the concrete and, more importantly, to construct a replacement access on the opposite side of the garden which will be further away from the bend in the road and improve safety for everyone.

He has engaged a highways engineer to design the replacement access and the engineer's report is submitted as part of the planning application.

On completion of the works the front garden will be landscaped and cultivated in the normal way.