

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2020/0049	Your Ref:	P/2020/0049
Date:	27 February 2020		

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

Location: O. S Grid Ref: 2941 5251 32 College Fields, Tanyfron
Development: Two storey rear extension

I refer to your consultation dated 29 January 2020 in respect of the above.

The site is located within a recently constructed residential estate. There are currently two dedicated parking spaces in the parking court located to the rear of the dwelling which is one below the maximum guidelines for a three bedroom dwelling.

The proposed extension will make the dwelling a 5 bedroom property for which LPGN 16 recommends the provision of 4 parking spaces; resulting in a shortfall in parking provision of 2 spaces on the maximum standards.

The proposed extension will therefore result in an increased shortfall in parking provision at the site.

Can you please ask the applicant if they have any other off road parking options available?

peter cothran
Service Manager Environment