

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0213 **Your Ref:** MRJ/P/2020/0213
Date: 10th July 2020

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

Location: O. S Grid Ref: 382 538 Ty Gollen, Borrass Road, Commonwood, Holt, Wrexham.

Development: Amendment to Planning Permission P/2018/0870 to include Granny Annex Accommodation and Office in the outbuilding.

I refer to your consultation dated 02/07/2020 in respect of the above.

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

Access

Any proposed / existing accesses in this location would normally be required to provide a visibility splay of 2.4 x 215m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The site has 2 no. existing access points, one serving the existing property and a field access to the adjoining paddock. It is proposed to delete both of these access points and provide a new improved access further east. The replacement shared access will provide access to both the existing dwelling and existing paddock.

The existing access provides visibility splays of approximately 2.4 x 5m to the west and in excess of 2.4 x 215m in the easterly direction measured to the nearside edge of the adjoining highway. Visibility in the westerly direction is restricted by the existing boundary hedge / fence and also 3rd party land beyond. Visibility in the westerly direction does require looking across 3rd party land but visibility should be protected in this direction given previous consents associated with Lodge Farm

Proposed Access

The applicant already has planning consent (ref: P/2018/0870) to construct a new improved shared access.

Layout Plan (Drq. No. A208)

The proposed access would appear to provide improved visibility splays of approximately 2.4 x 70m in the westerly direction and 2.4 x 170m in the easterly direction measured to the nearside edge of the adjoining highway subject to maintaining the boundary hedge at a maximum height of 1m above the adjoining carriageway level.

The applicant will need to apply for s.184 consent to construct the new access across the highway verge.

I understand that the new access will be shared with a nearby farmer who uses the paddock to rear sheep etc. As the access will be shared, I would recommend that any proposed access is a minimum of 5m wide and surfaced with hard bound materials for a minimum distance of 10m behind the highway boundary. No gates shall be erected within 10m of the highway boundary to allow a tractor / trailer to sit clear of the adjoining highway.

Parking and Turning Provision

The existing dwelling appears to provide around 5 spaces plus turning at the rear of the site. The provision of 4 spaces plus turning within the curtilage of the site is considered adequate to cater for the proposed development. This detail has been indicated on the submitted layout plan.

Proposed Annex / Office.

Given that the proposed access does not provide visibility splays compliant with TAN 18 requirements, I would recommend that a suitable condition is imposed limiting the proposed granny annex and office to personal / domestic use ie/ the office is not visited by the public / clients and the annex is ancillary to the existing property.

I would therefore recommend any permission includes 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. @@@

ZJ17 VISIBILITY SPLAYS (NEARSIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 70 metres to the west and 2.4 metres x 170 metres to the east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZJ39 VERGE CROSSING

026R Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

ZJ08 ACCESS SURFACE (10 metres)

043R Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

ZJ09A NO GATES WITHIN 10 METRES

033R There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

NONSTD USE TO BE ANCILLIARY TO HOUSE

NONSTD The annex shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

NONSTD OFFICE USE

NONSTD The proposed office shall be used only for purposes ancillary to the use of the dwelling and not visited by the public / clients.

Supplementary Notes

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

Note to Applicant

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to carry out re-surfacing work within the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Chief Officer, Environment & Technical