

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2018/0981

Your Ref: SEH/P/2018/0981

Date: 10th January 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 449 412 Willington Grange, Horsemans Green, Wrexham.

Development: Conversion of first floor of existing double garage to residential accommodation.

I refer to your consultation dated 20/12/2018 in respect of the above.

The proposed development site is located on Willington Lane which is a narrow, rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centreline given the restricted carriageway width along this section.

I assume that the proposed access intended to be used in relation to the proposed accommodation is the access directly behind the existing double garage on the eastern side of the property. Visibility from this access is inadequate in both directions providing splays of approximately 2.4 x 23m in both directions measured to the centerline of the adjoining highway.

I would normally not be able to support any proposed development that would result in any significant increase in vehicle movements through this sub-standard access. However, I understand that the proposed accommodation will be ancillary to the existing dwelling and is therefore not considered likely to result in any significant increase in vehicle movements at the site.

The existing easterly access is approximately 9.9m wide reducing to 4.3m wide at 6m behind the adjoining carriageway. The access is gated at 6m behind the adjoining carriageway.

Parking and turning provision within the curtilage of the site appears adequate.

On this basis, I would have no objections to the proposed development and recommend that any permission includes 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.



 Planning Control Manager