

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0509 **Your Ref:** PF/P/2019/0509
Date: 18th July 2019

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

Location: O. S Grid Ref: 348 521 1 Larchwood Road, Wrexham.

Development: Use of part of dwelling for academic home tuition (Monday to Friday 16:00 – 20:00 hrs, Saturday 09:00 – 17:00 hrs) in retrospect.

I refer to your consultation dated 04/04/2019 in respect of the above.

Access

The proposed development site is located on Larchwood Road which is an unclassified, residential road subject to a 30mph speed limit.

Vehicle Movements

I assume that the proposed tutoring will only involve up to 1 student visiting the property at any one time which would typically involve a parent / guardian dropping off / picking up . Some students may choose to walk to the property.

Parking Provision

I assume the property is 3 / 4 bedroomed which would normally require a maximum of 3 car spaces. However, maximum standards would not be required in this instance given the sustainable location of the property.

The existing frontage would appear capable of accommodating up to three vehicles side by side (garage excluded). However, two of the three spaces consist of a hardcored area within the front garden which does not benefit from a dropped kerb. It would be beneficial for the first 5m of the hardcored area to be surfaced with hard bound materials and dropped kerbs provided to serve all three parking spaces. Section 184 consent would be required to lower the kerbs and strengthen the footway at the point of access.

Operation of Business

I would seem reasonable to include a suitable condition that requires the proposed business to operate on an appointment only basis with only one student being permitted on site at any one time to avoid any issues in respect of parking on the adjoining highway.

I assume a condition will be imposed in respect of permitted operating hours.

I would therefore recommend any permission include the following conditions:-

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

NONSTD PERMITTED USE

026R The home tuition business hereby approved shall only be operated by the owners, Mr. and Mrs. Morgan. After the need for the home tuition business has ceased, the floor area shall return to a domestic use in relation to no. 1 Larchwood Road and shall not be used for the benefit of any other business use unless otherwise agreed by the approval of a separate planning application to that effect.

NONSTD CUSTOMERS

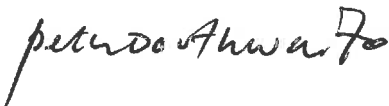
026R The maximum number of students attending the home tuition business at number 1 Larchwood Road (The premises) shall not exceed one student at any one time.

NONSTD APPOINTMENTS

026R The use hereby permitted shall be on an appointment basis only.

Supplementary Notes

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



 Chief Officer Environment & Technical