

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0495 **Your Ref:** SEH/P/2019/0495
Date: 29th August 2019

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

Location: O. S Grid Ref: 422 462 Frog Cottage, Frog Lane, Worthenbury, Wrexham.
Development: Change of use of existing garage to holiday let.

I refer to your consultation / email dated 23/08/2019 including revised layout plan (Drg. No. 0752-01 Rev iii) in respect of the above.

Access

The proposed development site is located on the B5069 which is a classified road subject to a 40mph speed limit.

Any proposed / existing access would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height in accordance with TAN 18.

Visibility at the existing access is inadequate in both directions providing splays of approximately 2.4 x 8m to the west and 2.4 x 72m to the east measured to the nearside edge of the adjoining highway. Visibility in the westerly direction is impeded by the existing hedgerow fronting the site and the required splay would also need to cut across 3rd party land. Visibility in the easterly direction is impeded by the existing hedgerow on the opposite side of the road and the required splay would also need to cut across 3rd party land.

Forward visibility for vehicles waiting to turn right into the site to vehicles approaching from the east is also limited providing a stopping sight distance of around 60m.

I would therefore not normally be able to support any proposed development that would result in any significant increase in vehicle movements using this sub-standard access. However, the applicant has offered to improve visibility at the existing access by setting back the existing hedgerow fronting the site. This provides improved visibility in the westerly direction of approximately 2.4 x 38m measured to the nearside edge or 2.4 x 58m measured to the centerline of the adjoining carriageway.

This is considered to be a significant improvement on the existing visibility splay. It would therefore seem reasonable to support the proposed development / holiday let on the assumption that it will generate less vehicle movements than a typical dwelling. I assume a condition will be included that restricts the property to a holiday let.

The existing access is approximately 5.5m wide reducing to 4.6m at approximately 7.1m behind the edge of carriageway. The access is gated at this point. The existing access is only surfaced with hard bound materials for approximately 3.2m behind the adjoining highway. I would normally recommend that the access is surfaced with hard bound materials for a minimum distance of 5m behind the adjoining highway. The applicant has offered to surface the access for a minimum distance of 5m behind the adjoining highway using hard bound materials which is considered acceptable.

Parking & Turning Provision

The proposed development would need to provide adequate parking and turning provision for both the existing dwelling and holiday let. I understand that the existing dwelling has 3 bedrooms and the proposed holiday let has 1 bedroom.

The revised layout plan (Drg. No. 0752-01 Rev iii) indicates the provision of 4 parking spaces plus turning provision within the curtilage of the site which is considered adequate.

I would therefore have no objections to the proposed development and recommend any permission include 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. 0752-01 Rev iii |
| ZJ07
043R | ACCESS SURFACE (5 metres)
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 5 metres behind the adjoining highway. |
| ZJ09
033R | NO GATES WITHIN 5 METRES
There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary. |
| ZJ46
026R | NO PRIVATE SURFACE WATER RUN OFF
No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development. |
| ZG15
NONSTD | USE AS HOLIDAY LET
The property shall only be used for a holiday let and for no other purpose. |

Supplementary Notes

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

P. A. F. 

Chief Officer Environment & Technical