

MEMORANDUM

From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0541 **Your Ref:** MR/P/2019/0541
Date: 25th July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 489 399 Oak Farm, New Hall Lane, Bronington, Whitchurch.

Development: Erection of triple garage block with storage / home office.

I refer to your consultation dated 23/07/2019 in respect of the above.

Access

The proposed development site is located on New Hall Lane which is a rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph given the geometry of the road.

Assuming typical speeds of 30mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing access is restricted in both directions. This access currently provides splays of approximately 2.4 x 12m to the north and 2.4 x 15m to the south measured to the nearside edge of the adjoining highway. Visibility is impeded in the northerly direction by the existing hedgerow. Visibility is impeded in the southerly direction by the existing boundary fence and a number of trees along the site frontage.

Despite the lack of visibility at the existing access, I understand that the redundant farm building recently obtained planning consent (ref: P/2018/0851) to be converted to a 5 bed dwelling.

Parking & Turning Provision

LPGN 16 does not include garages as contributing to parking provision. However, there would appear to be adequate parking and turning provision within the curtilage of the site.

Given the lack of visibility at the existing / proposed access, I would recommend that suitable condition is imposed which restricts the office / garage to domestic / non-business use.

I therefore have no objections to the proposed development and recommend any permission include 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. -----.

NONSTD ANCILLARY ACCOMMODATION

038R The proposed development shall be ancillary to the existing dwelling and must not be used as an office for any commercial business but limited to domestic / personal use.

Supplementary Notes

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

John Douthwaite

nn Chief Officer Environment & Technical