

MEMORANDUM



From: Planning Control Manager

To: Head of Environment and Planning

Our Ref: EP/DC/P/2019/0087

Your Ref: SEH/P/2019/0087

Date: 5th March 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 508 411 The Old Post Office, Redbrook View, Redbrook Maelor, Whitchurch.

Development: Conversion from offices to original residential use to create 2 no. cottages including extensions and internal alterations.

I refer to your consultation dated 11/02/2019 in respect of the above.

Access

The development site is situated within a lay-by off the A525 Whitchurch Road which is a classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 15mph along this section given the geometry of the road (lay-by).

The section of carriageway fronting the site is typically 5.3m wide which is adequate for the simultaneous passage of 2 vehicles .

I understand that the property currently benefits from Class A2 Use (LPGN 16). The current permitted use has the potential to generate a significant number of vehicle movements and also a significant parking demand.

Parking Provision

Based on LPGN requirements, the existing business (143m² gfa) would require 1 car space per 20m² gfa. This assumes that both the ground floor and first floor have Class A2 consent. This would equate to the maximum requirement of 7 spaces. The site currently has space for 1 no. car parked parallel to the back of the existing footway. This would equate to a theoretical shortfall in parking provision of 6 spaces compared with maximum standards.

Based on LPGN requirements, the proposed dwellings (1 x two bed & 1 x three bed) would require a maximum of 5 parking spaces. The frontage only has sufficient depth / width to accommodate 1 car space. This would equate to a theoretical shortfall in parking provision of 4 spaces compared with maximum standards.

Although parking provision is not ideal at the site, the comparative shortfall in parking provision is less than the existing use. Some vehicles will no doubt have to park on the road fronting the property.

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 no. -----.

NONSTD ACCESS SURFACE

043R Prior to first use of the vehicular access / parking area fronting the site hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam).

Supplementary Notes

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



pn Planning Control Manager