

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/P/2019/0140	Your Ref:	MRJ/P/2019/0140
Date:	15 th March 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 407 535 Home Farm House, Wrexham Road, Wrexham.

Development: Alterations to outbuilding to provide external office / garage / bathroom on ground floor with storage space above to include new velux windows and replacement windows and door.

I refer to your consultation dated 26/02/2019 in respect of the above

The proposed development site is located on the B5102 Wrexham Road which is a classified road subject to a 30mph speed limit.

Based on 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 in accordance with Manual for Streets.

Visibility from the shared access serving the development site is inadequate providing splays of approximately 2.4 x 12m in the north easterly direction and 2.4 x 5m in the south westerly direction measured to the nearside edge of the adjoining highway. Visibility is impeded by the adjoining property's boundary hedge in the north easterly direction and by the existing hedgerow in the south westerly direction.

The existing shared driveway serving the development site serves 2 no. properties, is less than 4.1m wide and cannot accommodate the simultaneous passage of 2 no. vehicles.

I would normally therefore be unable to support any proposed development that is likely to result in an increase in vehicle movements through this substandard access. However, I understand that the proposed conversion will be ancillary to the main dwelling which is assumed not to generate any significant increase in vehicle movements. I would recommend that a suitable condition is imposed which prevents it being sold off as a separate dwelling and restricts the office to personal use (ie/ not as a business which attracts visitors).

There would appear to be adequate parking and turning provision within the curtilage of the site.

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 sold as a separate dwelling or office used as a business.

Supplementary Notes

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



Planning Control Manager