

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0147	Your Ref:	P/2019/0147
Date:	16 April 2019		

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

Location: O. S Grid Ref: 2915 4637 Land adjacent to 1 Beech Avenue, Rhos
Development: Demolition of existing garage and replacement with a detached dwelling

I refer to your revised consultation dated 10 April 2019 in respect of the above.

The site is located on an unclassified road within a 20 mph speed limit. The site has shared vehicular access rights over the driveway to the north of the site.

There is an existing garage on site which is set back only 1.5m from the edge of Beech Avenue; current standards recommend garages are set back 5.5m from the edge of carriageway. The garage appears to have doors which open outwards into the road. The application proposes to remove the garage and replace it with a single dwelling. The removal of the garage is of clear benefit to the highway.

Adequate off road parking and turning can be provided to the rear of the site.

The revised plans indicate that the building will be located further south than originally proposed. This will have the benefit of increasing visibility at the existing access. There is an overall highway benefit in supporting this application.

If you are minded to support the application I would recommend that the following conditions are attached to any permission

CONDITIONS

**ZJ21
038R**

MAXIMISING VISIBILITY

Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the

development and shall thereafter be permanently retained clear of any such obstruction.

**ZJ22
035R**

PARKING AND MANOEUVRING TO BE KEPT CLEAR

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.

**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.

peter d'athwaite

pm

Service Manager Environment