

MEMORANDUM

From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/1068 **Your Ref:** LP/P/2018/1068
Date: 11th January 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 359 563 Romney, Marford Hill, Marford, Wrexham.

Development: Erection of Garage.

I refer to your consultation dated 31/12/2018 in respect of the above.

Access

The proposed development site is located off Springfield Lane which is an unclassified road subject to a 30mph speed limit. The property is served off a shared private driveway which provides access to 3 dwellings.

The existing private access is only approximately 2.8m wide and has no formal turning area.

Parking Provision

The existing 3 / 4 bedroom property currently appears to provide 3 parking spaces located opposite the property. There is a small area fronting the property which is used for turning purposes.

LPGN 16 no longer includes garages as contributing to parking provision. I would normally recommend the provision of 3 spaces for a property of this nature in this location. I understand that the applicant has 3 cars. The submitted layout plan appears (Drg. No. PL01 Rev X) appears to indicate a 6m wide x 7.5m deep driveway fronting the proposed garage which would only appear capable of accommodating 2 vehicles which is considered inadequate.

The applicant has indicated that he would be prepared to provide an additional parking space in front of his property using part of the existing lawned area which would be considered acceptable. This would then provide 3 parking spaces and maintain the existing turning space fronting the property.

I would recommend that the applicant provides a revised layout plan indicating the above detail.

Supplementary Notes

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

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Planning Control Manager