

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0368 **Your Ref:** KH/P/2017/0368
Date: 17th May 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 370 396 Deans Farm, Knolton Bryn, Overton, Wrexham.

Development: Conversion of part of first floor of outbuilding to provide accommodation ancillary to the main dwelling.

The proposed development site is located on Knolton Bryn Lane which is a narrow, rural, unclassified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the geometry of the road.

Based on typical speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the centerline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the highway given the restricted carriageway width along this section.

Visibility from the main access serving the development site is inadequate providing splays of approximately 2.4 x 8m in both directions measured to the centerline of the adjoining highway. Visibility is impeded by the existing boundary wall in the north westerly direction and by the existing building in the south easterly direction.

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.

The existing driveway serving the development site is less than 4.1m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. The existing access is gated approximately 1.9m behind the adjoining carriageway and is paved with hard bound materials.

There would appear to be adequate parking (up to 6 cars) and turning space within the curtilage of the development site.

I would normally recommend that the application be **REFUSED** for the following reason:-

There is restricted visibility at the existing access onto Knolton Bryn Lane and increased use would increase the likelihood of danger to road users.

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 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.

Supplementary Notes

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

Peter O'Donovan

PO Service Manager Environment