

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0589 **Your Ref:** MR/P/2017/0589
Date: 8th August 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 397 419 Badger Bank Barn, Cloy Lane, Overton, Wrexham.

Development: Conversion of existing garage to form residential annex, erection of extension and all associated works.

I refer to your consultation dated 24/07/2017 in respect of the above.

The proposed development site is located on Cloy Hall Lane which is a narrow, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 40mph along this section given the geometry of the road.

Assuming typical speeds of 40mph, TAN 18 would normally require any proposed access to provide visibility splays of 2.4 x 120m in both directions measured to the centreline of the adjoining highway. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility from the existing / proposed access is adequate providing splays in excess of 2.4 x 120m measured to the centreline of the adjoining highway in both directions.

The existing access is 3.5m wide and surfaced with hard bound materials for approximately 5.4m behind the adjoining carriageway at which point it is gated. I would normally recommend that any shared access is a minimum width of 4.5m to allow the simultaneous passage of 2 no. vehicles. However, I understand that the proposed development will take the form of an annex for which the existing access is considered adequate.

Parking and turning provision at the proposed development site appears adequate.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

ZJ16
038R

VISIBILITY SPLAYS IN BOTH DIRECTIONS (CENTRELINE)

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

ZG15

NONSTD

USE TO BE ANCILLIARY TO HOUSE

The annex / extension shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

Supplementary Notes

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

Peter Danwante

in Service Manager Environment