

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0189	Your Ref:	P/2017/0189
4Date:	9 May 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3020 4560 7 Hafod Wen, Johnstown

Development: Erection of detached self-contained granny annexe and temporary siting of static caravan (partly in retrospect)

I refer to your revised consultation dated 7 May 2017 in respect of the above.

The development site is accessed at the end of a hammerhead which is intended to be used to permit vehicles to turn and leave the cul de sac in a forward direction. Having visited the site on a number of occasions it is apparent that the hammerhead is heavily used for the parking of vehicles by the residents of the adjacent properties.

The application site does however have a driveway access off the hammerhead with space to park four vehicles.

Whilst acknowledging that there are car parking issues in the vicinity of the site, the application site provides adequate off road parking and its proposed use is unlikely to generate any more than a nominal increase in traffic using the access. If use of the granny annexe can be tied to the existing dwelling then I am prepared to support the proposal.

I recommend any permission include the following conditions:

CONDITION

ZG15 USE TO BE ANCILLARY TO HOUSE

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

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing 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.


Service Manager Environment