

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0287	Your Ref:	P/2017/0287
Date:	28 April 2017		

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

Location: O. S Grid Ref: 2696 4174 Ballacraine, Gate Road, Froncysyllte
Development: Conversion and extension to existing garage to form self-contained annex accommodation

I refer to your consultation dated 10 April 2017 in respect of the above.

It is considered that the proposed use is unlikely to generate any more than a nominal increase in traffic using the access. If use of the garage conversion can be tied to the house then I am prepared to support the proposal.

I recommend any permission include the following conditions:

CONDITION

ZG15 USE TO BE ANCILLIARY TO HOUSE

NONSTD 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.

Peter Downharte

PD Service Manager Environment