

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2016/1126	Your Ref:	PF/P/2016/1126
Date:	6 th January 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 483 Sutton Green Cottage, Sutton Green, Bowling Bank, Wrexham.

Development: Demolition of redundant shippon and erection of new single storey one bed ancillary dwelling.

I refer to your consultation dated 15/12/2016 in respect of the above.

The proposed development site is located on Sutton Green which is a narrow, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

Assuming speeds of 30mph, any proposed / existing access would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the centreline of the adjoining highway in accordance with Manual for Streets. Visibility can be relaxed to the centerline of the adjoining highway given the restricted carriageway width along this section.

Visibility at the existing access is adequate providing visibility splays in excess of 2.4 x 43m in both directions measured to the centreline of the adjoining highway.

The existing access serving the development site is only 3.2m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. However, I understand that the proposed development will take the form of an annex which will be tied to the existing dwelling. Such a development is not considered likely to result in any significant increase in vehicle movements at the site.

In terms of parking and turning provision at the developments site, I comment as follows:-

There would appear to be an existing double garage (2 no. car spaces) and hardstanding fronting garage (2 car spaces) at the property. However, there does not appear to be any formal turning area at the site. I would suggest that a suitable turning area is provided within the curtilage of the site. Such a facility was previously proposed under planning consent ref: P/2010/0588.

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 ANNEX TIED TO EXISTING DWELLING

026R The proposed annex shall be tied to the existing dwelling and shall not be sold off as a separate dwelling.

Supplementary Notes

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

peter darkwaits

my

Service Manager Environment