

MEMORANDUM

From:	Network and Infrastructure Manager	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2012/0519	Your Ref:	MP/P/2012/0519
Date:	23 rd July 2012		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 406 484 Sutton Villa, Sutton Green, Bowling Bank, Wrexham.

Development: Conversion of dis-used outbuilding to ancillary dwelling.

I refer to your consultation dated 19/07/2012 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 currently inadequate providing visibility splays of approximately 2.4 x 20m in both directions measured to the centreline of the adjoining highway. Although adequate visibility was previously available from this access, the hedgerows either side of the access have not been maintained and currently impede visibility. However, I understand that the hedges along this section will be cutback in the near future by the local farmer.

The existing access serving the development site is only 3.5m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. However, I understand that the proposed outbuilding 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.

Adequate parking and turning space is available within the curtilage of the development site. I understand that the applicant proposes to provide hard standing to the front of the existing dwelling in the near future to formalize the parking and turning areas for up to 4 no. cars. The applicant currently parks and turns on the lawned area fronting the property.

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

CONDITIONS

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

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

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.

PP *Pete Downwaite*
Network and Infrastructure Manager