

INTERNAL MEMORANDUM

Your Ref.: P/22/0288

Our Ref.: 22/0288

To: Town Planning – Development Control

FAO: Caroline Pulley

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 29/11/2022

OBSERVATIONS BY THE ENGINEERING AND HIGHWAYS DIVISION IN RESPECT OF DEVELOPMENT AFFECTING EXISTING OR PROPOSED PUBLICLY MAINTAINED HIGHWAY

PROPOSED DEVELOPMENT

Change of use of land to garden and construction of new garage/workshop to be ancillary to main dwelling at Ty Beili Glas 29 Winchfawr Heolgerrig.

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal is for the construction of a new garage/workshop that is to be used ancillary to the dwelling known as Ty Beili Glas, 29 Winchfawr Road, Heolgerrig.

Access

The proposal will not include any alterations to the dwellings existing access off Winchfawr. As such, the proposal gives no undue cause for concern regarding access.

Circulation

There is sufficient space available within the curtilage of the dwelling to facilitate access and egress in a forward gear. As such, the proposal gives no undue cause for concern regarding internal circulation.

Parking

The proposed workshop and garage are to be used ancillary to the existing dwelling. As such, the proposal will not result in an increased off-street parking requirement for the existing dwelling.

The proposed workshop, garage and elsewhere within the curtilage of the dwelling provides in excess of the dwellings maximum requirement of 3 spaces.

Nevertheless, a condition is requested below to ensure that the proposed workshop and garage are used ancillary to the dwelling with no trade or business carried out therein or conversion to a standalone residential dwelling.

RECOMMENDATION

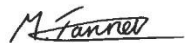
No highway objection is raised subject to the following condition(s):

1. The workshop and garage hereby approved shall at all times be used for purposed ancillary and incidental to the residential dwelling known as Ty Beili Glas, 29 Winchfawr, Heolgerrig with no trade or business carried out therein unless agreed otherwise in writing with the LPA.

Reason: For the avoidance of doubt as to the extent of this permission, in the interests of highway safety and the free flow of traffic.

NOTES

None.

A handwritten signature in black ink, appearing to read 'M. Tanner', with a horizontal line underneath.

pp Carwyn Morris CEng MICE

Head of Engineering and Highways