

INTERNAL MEMORANDUM

Your Ref.: P/23/0019

Our Ref.: 23/0019

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 14/02/2023

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

PROPOSED DEVELOPMENT

Single storey side extension at 2 High Trees Trefechan Merthyr Tydfil

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

Access

The proposal involves no alterations to the existing means of access to the property off High Trees. As such, there is no undue cause for concern regarding access.

Parking

The existing plans indicate that the dwelling currently has 3 bedrooms. In accordance with Wales Parking Standards 2008, a 3 bedroom dwelling has a requirement of 3 spaces. The existing dwelling has a large driveway that can accommodate up to 3 vehicles.

The proposed plans indicate that the existing garage is to be demolished and a new single storey extension is to be construction resulting in the loss of the majority of the existing driveway, with only a circa 4.5m long drive remaining, which is insufficient to provide off-street parking. The proposal includes a new garage but it measures only 5m deep which is insufficient to be considered as provided. As such, post development the property would have zero adequate off-street parking provision. As such, highway objection is raised accordingly.

RECOMMENDATION

Highway objection is raised for the following reason(s):

1. The proposal will result in the creation of on-street parking demand to the detriment of highway safety and the free flow of traffic.

NOTES

1. Should the applicant demonstrate that 3 off-street parking spaces can be provided within the curtilage of the property the highway objection can be removed.

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

pp Carwyn Morris CEng MICE

Head of Engineering and Highways