

# INTERNAL MEMORANDUM

**Your Ref.:** P/23/0213

**Our Ref.:** 23/0213

**To:** Town Planning – Development Control

**FAO:** Rebecca Owens

**From:** Engineering and Highways – Highway Development Control

**Please ask for:** Martyn Tanner

**Date:** 09/10/2023

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

### **PROPOSED DEVELOPMENT**

Change of use of cattery to self-contained annexe with associated external alterations at 1 Brecon Walk Quakers Yard Treharris

### **PLANNING HISTORY**

None indicated

### **HIGHWAY ASSESSMENT**

The proposal does not result in any alterations to the existing means off access to the dwelling. As such, the proposal gives no undue cause for concern regarding access.

The dwelling currently has in excess of 3 off-street parking spaces. A such, the proposal gives no undue cause for concern regarding off-street parking provision.

There is concern that the annex may be utilised as a standalone dwelling. As such, a condition is suggested below to limit the annex to uses ancillary and incidental to the existing residential dwelling.

### **RECOMMENDATION**

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

1. The annex hereby approved shall be used for purposes ancillary and incidental to the existing dwelling known as 1 Brecon Walk, Quakers Yard, Treharris unless agreed otherwise in writing with the LPA.

Reason: For the avoidance of doubt as to the extent of this permission.

### **NOTES**

None.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways