

INTERNAL MEMORANDUM

To	Head of Planning	From	Head of Engineering
Ref	P / 20/ 0304	Ask For	Gerald Coughlan
Date	4th February 2021	Tel ext	6216

(received on the 11th January 2021)

OBSERVATIONS BY THE ENGINEERING DEPARTMENT IN RESPECT OF

Applicant Mr G Hutchby, KG Inspire Property Holdings Ltd., 36 Bonymaen Swansea SA1 7AW

Location 9 Queens Terrace Carlton Terrace Troedyrhiw

Detail Conversion of house to self contained flats

PLANNING NEED TO KNOW

9 Queens Terrace is located on the junction of Carlton Terrace and Angus Street, both are adopted there no TRO's. Angus Street is steep. There is an existing garage within the curtilage of the property that reverses on to Angus Street. On street residential carparking occurs on both streets, Carlton Terrace is a bus route.

Proposals involve conversion of the existing 3 bedroom house into 2 x 2 bedroom flats, the upstairs flat includes a third bedroom/kitchenette.

The potential car parking demands are likely to increase, no additional/dedicated provision is suggested or indicated. No records of complaints regarding carparking or requests for lining/TRO's.

The proposal doesn't create any additional dedicated parking for the change of use. There are no adjacent traffic restrictions preventing/limiting on street residential parking, there are local bus and train facilities available. I have no objection to the proposal in this location.

OBSERVATIONS

I have no objection to the submitted proposals.

CONDITIONS

REASONS FOR CONDITIONS

REASONS FOR REFUSAL

INFORMATIVES

Carwyn Morris

pp Carwyn Morris
Engineering & Traffic Group Leader .