

INTERNAL MEMORANDUM

Your Ref.: P/22/0257

Our Ref.: 22/0257

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 24/10/2022

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

PROPOSED DEVELOPMENT

Removal of existing garage and erection of two storey side extension 11 Anthony Hill Court
Pentrebach Merthyr Tydfil CF48 4AZ

PLANNING HISTORY

None indicated

HIGHWAY ASSESSMENT

The proposal consists of the removal of an existing garage and construction of a 2 storey side extension.

Access

Access to the property will remain unchanged. As such, there is no undue cause for concern.

Parking

The dwelling currently has 3 bedroom. In accordance with Wales Parking Standards 2008, residential dwelling have a requirement of 1 space per dwelling (maximum requirement of 3 spaces). As such, the property currently has an off-street parking requirement of 3 spaces. The property currently has provision of 1 adequate space provided on the drive to the existing garage. Whilst the dwelling has a garage it does not meet the minimum clear internal dimension of 3.0m wide x 6.0m deep set out in Wales Parking Standards 2008 to be considered as providing off-street parking.

The proposed extension will add an additional bedroom to the dwelling, resulting in 4 bedrooms. The properties off-street parking requirement remains unchanged at 3 spaces. The dwelling will continue to have use of its existing off-street parking space on the driveway. Although the garage is to be demolished, as previously mentioned it does not have sufficient clear internal dimension to be considered as a parking space. As such, the properties off-street parking requirement and provision will remain unchanged post development. As such, no highway objection is raised regarding parking.

RECOMMENDATION

No highway objection is raised nor condition(s) suggested.

NOTES

None.

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

pp Carwyn Morris CEng MICE

Head of Engineering and Highways