

INTERNAL MEMORANDUM

Your Ref.: P/23/0130

Our Ref.: 23/0130

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 13/06/2023

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

PROPOSED DEVELOPMENT

Two storey side extension to create a granny annexe, re profiling of ground level and erection of garden shed at The Coach House Pantanas Treharris

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal is for an annex to an existing residential property. To alleviate concerns that the annex will be utilised as a stand-alone dwelling a condition is requested below to ensure the annex remains ancillary and incidental to the existing dwelling known as The Coach House.

Access

The submitted proposed site plan indicates no alterations to the existing means of access. As such, the proposal gives no undue cause for concern regarding access.

Parking

The existing dwelling has 2 bedrooms. The proposed annex will also have 2 bedrooms taken the total for the property to 4 bedrooms. In accordance with Parking Standards Wales 2008, residential dwellings have an off-street parking requirement of 1 space per bedroom (up to a maximum requirement of 3 spaces). As such, the proposed dwelling has an off-street parking requirement of 3 spaces.

The submitted proposed site plan indicates that up to 4 spaces will be available off the drive to the front of the dwelling. As such, the proposal gives no undue cause for concern regarding off-street parking provision.

RECOMMENDATION

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

1. The parking spaces indicated on submitted drawing no. "COACH HOUSE 01A" shall remain for the purpose of vehicular parking only.

Reason: To ensure vehicles park off the public highway, in the interests of highway safety and the free flow of traffic.

2. The residential annex hereby approved shall be utilised for purposes ancillary and incidental to the dwelling known as The Coach House.

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