

INTERNAL MEMORANDUM

Your Ref.: P/22/0226

Our Ref.: 22/0226

To: Town Planning – Development Control

FAO: Recebba Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 06/09/2022

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

PROPOSED DEVELOPMENT

Single storey extension to provide a self-contained residential unit and extension of hardstanding to front at Elland House 12 Fair View Estate Old Winch Fawr Road

PLANNING HISTORY

None.

HIGHWAY ASSESSMENT

The proposal is for a self-contained residential annex at 12 Fair View Estate, Old Winchfawr Road. The proposal also includes the provision of additional off-street parking to the front of the property off Old Winchfawr Road.

Access

Aside for the required extension of the existing vehicular crossover required to serve the additional off-street parking to the front of the dwelling, access remains as per existing. A condition requiring the extension of the existing vehicular crossover is suggested below.

Parking

Although the proposal is a self-contained annex, it will increase the number of bedrooms within the existing dwelling by 1. The existing number of bedrooms is not evident from the submitted floor plans.

Nevertheless, the proposal includes the provision of an off-street parking area circa 5.8m wide and 5.0m deep, which is large enough to accommodate 2 vehicles. Coupled with the existing space available on the driveway, the proposal would benefit from 3 no. off-street parking spaces. 3 spaces is the maximum requirement for a residential dwelling set out in Wales Parking Standards 2008. 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. Notwithstanding the approved plans, development shall not commence until details providing for the extension of the existing vehicular crossover in accordance with have been submitted to and approved in writing by the local planning authority. The approved details shall be implement on site prior to beneficial use of the approved annex.

Reason: to ensure the adequacy of the vehicular crossover and to ensure vehicles are parked off the highway, in the interests of highway safety and the free flow of traffic.

2. The annex hereby approved shall be used for purposed ancillary and incidental to the existing dwelling known as Elland House 12 Fair View Estate, Old Winch Fawr Road, Swansea Road, Merthyr Tydfil, CF48 1HW.

Reason: For the avoidance of doubt as to the extent of this permission, in the interests of highway safety.

3. The approved driveway shall remain for the parking of vehicles only unless agreed otherwise in writing by the Local Planning Authority.

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

4. Surface water run-off from the private areas of the proposed development shall not discharge onto the highway or connect to any highway drainage system unless agree otherwise in writing by the Local Planning Authority.

REASON: In the interests of highway safety and to prevent over capacity of the existing highway drainage system.

NOTES

5. The extended crossover should be in accordance with standard detail 202 (attached for reference). The applicant should contact EngineeringandTraffic@merthyr.gov.uk quoting the planning permission reference for assistance in discharging the above condition if necessary.



pp Carwyn Morris CEng MICE

Head of Engineering and Highways