

INTERNAL MEMORANDUM

Your Ref.: P/23/0038

Our Ref.: 23/0038

To: Town Planning – Development Control

FAO: Marlene Ferreira

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 09/03/2023

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

PROPOSED DEVELOPMENT

Detached garage and alterations to existing conservatory at 100 The Hollies Quakers Yard Treharris

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The conservatory element of the proposed development has no impact on the public highway.

No alterations the existing means of access from the public highway are proposed. As such, the proposal gives no undue cause for concern regarding access.

The existing driveway is to be extended at the rear of the property to serve the proposed garage. The proposed driveway measures circa 22.2m long which is long enough to accommodate up to 4 typically sized vehicles. As such, the proposal gives no undue cause for concern regarding parking.

Nevertheless, a condition is suggested below to ensure the garage is utilised of domestic purposes in connection with the dwelling.

RECOMMENDATION

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

1. The garage hereby approved shall be used for domestic purposes ancillary and incidental to the dwelling know as 100 The hollies, Quakers Yard, Treharris.

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