

INTERNAL MEMORANDUM

Your Ref.: P/22/0265

Our Ref.: 22/0265

To: Town Planning – Development Control

FAO: Rebecca Owens

From: Engineering and Highways – Highway Development Control

Please ask for: Martyn Tanner

Date: 25/10/2022

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

PROPOSED DEVELOPMENT

First floor extension above garage, conversion of this garage to living accommodation with associated external works and loft conversion comprising of skylight windows (including 2 no. rear skylight that can be used as balconies) at 20 Cwrt Bevan Merthyr Tydfil CF47 0AQ.

PLANNING HISTORY

None indicated.

HIGHWAY ASSESSMENT

The proposal involves the conversion the existing garage to a playroom, construction of a first floor extension above the playroom to form a home office and conversion of the roof space to form an additional bedroom.

Access

Access to the property will remain unchanged. As such, the proposal give no undue cause for concern regarding access.

Parking

The dwelling currently has 4 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 2 adequate spaces provided on existing driveways. 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. As such the proposal has a shortfall of 1 parking space.

The proposed extension will add an additional bedroom to the dwelling, resulting in 5 bedrooms. The properties off-street parking requirement remains unchanged at 3 spaces. The dwelling will continue to have use of its 2 existing off-street parking spaces on the driveways. Although the garage is to be converted, 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

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

pp Carwyn Morris CEng MICE

Head of Engineering and Highways