

From: Grigor, Paul
Sent: 06 September 2021 13:12
To: localreview
Cc: Henderson, Fiona
Subject: 21/00013/RCOND - Penvalla Broughton

Good afternoon,

In response to the review of the conditions through the Local Review Body process, please see below my response.

The original proposal was for ancillary accommodation along with a new access. During the consultation process the Roads Planning Service had no objections in principle to the ancillary building but objected to a new access as it was unacceptable to have two accesses serving a single unit and there was insufficient detail to demonstrate that the new access met current guidance. The proposed access was then removed from the proposed works.

The review is in relation to the condition imposed restricting the use of the building as ancillary accommodation only. The appellant wishes this condition to be amended to allow the building to be used as a holiday let.

Had the application been for a holiday let at the start of this process, the Roads Planning Service would have objected on the grounds of road safety. The existing access is not of a sufficient standard to accommodate traffic movements generated by holidaymakers and the original proposal was only supported due to the building being ancillary to the main dwelling. In terms of traffic generation, there is a significant difference between annexe accommodation and a holiday let.

Please see below an excerpt from an email sent by the appellant to Carlos Clarke on the 19th April 2021 regarding the existing access to Penvalla. This clearly highlights the concerns the appellant has with the existing access and to introduce further traffic would only increase the problems.

“Also could you maybe ask Highways as to the viability of getting a mirror installed opposite the existing entrance, as with the bend it’s impossible to see oncoming traffic and even though it’s a 20MPH road people still fly past and it’s like Russian roulette sometimes pulling out of the drive and if turning right I need to pull out and reverse back then turn right so increases the chance of an accident. If not could you provide me with contact details so I can chase this myself “

I trust the above is enough for Members to proceed, should you require any further information, please contact me.

Kind regards
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