

PROVISION OF PARKING AT 28, HEATHLANDS, YSTRAD MYNACH



The existing bungalow (28 Heathlands) is accessed by a drive that is very steep indeed.

The existing driveway is so steep and so narrow that it is not useable. Currently there is no useable off-street parking at the property, even though the existing drawing shows a garage and a 15-metre-long driveway.

The above images show measurements being taken that indicate the gradient of the existing drive. 19 degrees was the steepest measurement that was recorded. In several positions a measurement of 17 degrees was taken, and higher up the drive 11 and 12 degrees were measured. The measurement of 19 degrees is a gradient of 1 in 2.9.

In addition to the gradient the width of the driveway also renders it unusable as it is too narrow to allow car doors to be opened. At the lower part of the drive a measurement of 2.246m was taken from the handrail to the neighbour's boundary wall. Further up the drive a width of 2.429m was measured; these are indicated on the Existing Ground Floor Plan Drawing (1319- PL – 02).

The proposals for which planning consent is being sought seeks to improve the access to the property both vehicular and pedestrian. New ramped and stepped pedestrian access is proposed together with one usable off-road parking space.

It is understood that the parking standards of the local authority require two parking spaces to be provided; however, the topography of the site would not allow for this without major structural engineering works being undertaken to mitigate the effect of undermining the foundations of both the application property and the neighbouring property. Advice received from the Local authority's highway department was that given the specific site circumstances they may be able to use their discretion and accept an effective improvement from none to one useable parking space.