
Project Title : Land at Minefield, Menheniot

Project Reference : HCE0965

Date : 29 February 2024

Prepared by : Jim Tamblyn

Planning Permission was granted historically for two residential units to the rear of Minefield Cottages; subsequently the permission was altered to increase the size of the second plot and construct a double garage (Planning Permission PA19/04546 refers).

The current proposal alters the double garage and extends its footprint to form a detached three bedroom dwelling with the two parking bays associated with the double garage relocated next to Plot 2 (No. 5 Minefield Cottages). The alteration of the garage to a dwelling increases the number of new properties served off the new shared surface road to three. The additional vehicle movements generated by the additional property are considered to be negligible and unlikely to impact on the capacity of the existing highway network.

A review of collision data has been undertaken, within the vicinity of the site access, for the previous five year period. No recorded incidents are shown to have occurred in this period; a copy of the online crash map open source data is reproduced in Appendix A for reference. Based on this analysis it is concluded that the proposed dwelling is unlikely to represent an increased safety risk to the existing highway network.

The existing access visibility splay has previously been agreed through the planning process and is therefore understood to be acceptable.

It is therefore concluded that the conversion of the double garage to a 3 bedroom dwelling represents a negligible change, in highway terms, to the existing situation.

Appendix A

Crash Map Data

Map Satellite



Hide

Location: menheniot

Years
5 of 24 years selected

Severity

Casualty Types:
All Casualty Types

Vehicles Involved:
All Vehicle Types

Search

Incident Severity

Slight Serious Fatal

No results found