



17 Town Gate, Upperthong Technical Note

July 2022

Project 2063

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Quality Management

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1.0 Introduction

- 1.1 Paragon Highways have been appointed to prepare this Technical Note with regard to the application for alterations to the existing dwelling, the creation of a detached garage and alterations to car parking and turning at 17 Town Gate, Upperthong. The site location can be found at Appendix A.
- 1.2 The site currently consists of a 3-bedroom dwelling located directly off Town Gate, with an existing integral garage and access located to the west side of the building. The site does not currently contain internal turning facilities. The proposals include the construction of a driveway to the rear of the dwelling allowing car parking and internal turning so that vehicles associated with the dwelling can enter and exit the site in a forward gear.
- 1.3 This Technical Note provides information to the Local Planning Authority with regard to the site access and parking arrangements, demonstrating that the proposals should be acceptable for planning approval purposes.

2.0 Existing Situation

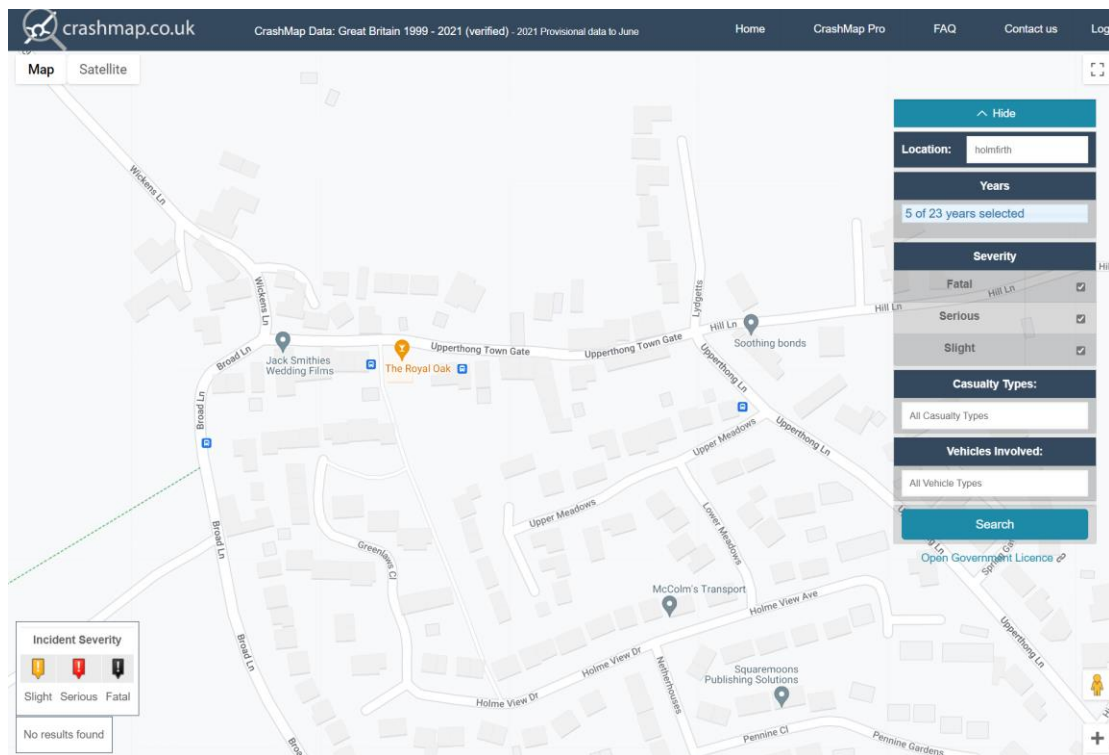
2.1 Site Description

- 2.2 The site comprises of a 3-bedroom detached dwelling fronting onto Town Gate, with garden areas provided to the rear. The site contains two pedestrian gates one serving the main entrance to the front, and the other locate to the east side of the building providing access to the garden areas to the side and to the rear in addition to the building rear entrance point.
- 2.3 The existing dwelling contains an integral garage located on the west side of the building, which has been established and used for many years as the only access and car parking area for the existing dwelling. The garage can accommodate a single car although it would require vehicles to reverse in or out from Town Gate due to its position immediately adjacent to the carriageway. It is acknowledged that the existing access to the garage falls short of current standards, although it is in keeping with other access arrangements located further along Town Gate.
- 2.4 The site is located within the settlement of Upperthong and is bounded by Town Gate to the north, residential properties to the east and The Royal Oak public house and small car parking area to the west.

2.5 Local Highway Network

- 2.6 Town Gate is a local residential access road that connects with Upperthong Lane to the east and Broad Lane/ Wickens Lane to the west. It provides direct access to numerous residential properties and is subject to light traffic volumes throughout the day.
- 2.7 In the vicinity of the site frontage, Town Gate ranges between 4.8m and 6.4m and is a two-way single carriageway road. Some on street parking exists along the north side of the road, which along with the alignment of the road helps reduce traffic speeds to a low level. The road contains a footway along the north side, which along the site frontage is around 1m in width. There is no footway located to the south side, with dwellings situated immediately adjacent to the edge of the carriageway, which is typical of this locality.

- 2.8 Both the carriageway and footway are in good condition and considered to be suitable for their day to day use in terms of layout and width. The road contains street lighting to residential road standard and is subject to a 30mph speed limit, although actual speeds experienced along the road are envisaged to be much lower than the speed limit.
- 2.9 The crashmap website (crashmap.co.uk) has revealed that there have been no police reported injury accidents along Town Gate during the last 5 years, and it appears that the road and current access arrangement operate safely.



Crashmap Search Area

3.0 Development Proposals

- 3.1 The proposed development includes improvements to the existing dwelling, including an extension to the side and rear to enable an increase in the number of bedrooms to 5.
- 3.2 The proposals also include the formation of a detached garage and internal driveway and turning area to the rear, which is accessed via the existing arrangement. The proposals can be found at Appendix B.

3.3 Proposed Access

- 3.4 The existing integral garage does not provide any internal turning. Therefore, vehicles have to reverse in or out of the garage from Town Gate, which is not ideal due to no footway being provided along the south side.
- 3.5 The proposals include the opening up the rear of the building to allow for vehicles to drive through the integral garage to access a new detached garage and internal turning area to the rear of the property. The swept path can be found at Appendix B.
- 3.6 The introduction of an internal turning enables vehicles to enter and exit the site in a forward gear, which can only improve safety for the occupiers and other road users along Town Gate as the safe and free flow of traffic along the road should be maintained.
- 3.7 The proposed detached garage contains internal dimensions of 6m x 6m providing 2 car parking spaces. The proposed driveway is also of sufficient size to provide an additional parking space, easily meeting the suggested 3 parking space requirement for a 5-bedroom dwelling.

3.8 Traffic Impact

- 3.9 The site is currently occupied by a single 3-bedroom dwelling. The development proposes improvements to create a further 2 bedrooms, along with a detached garage and internal turning.

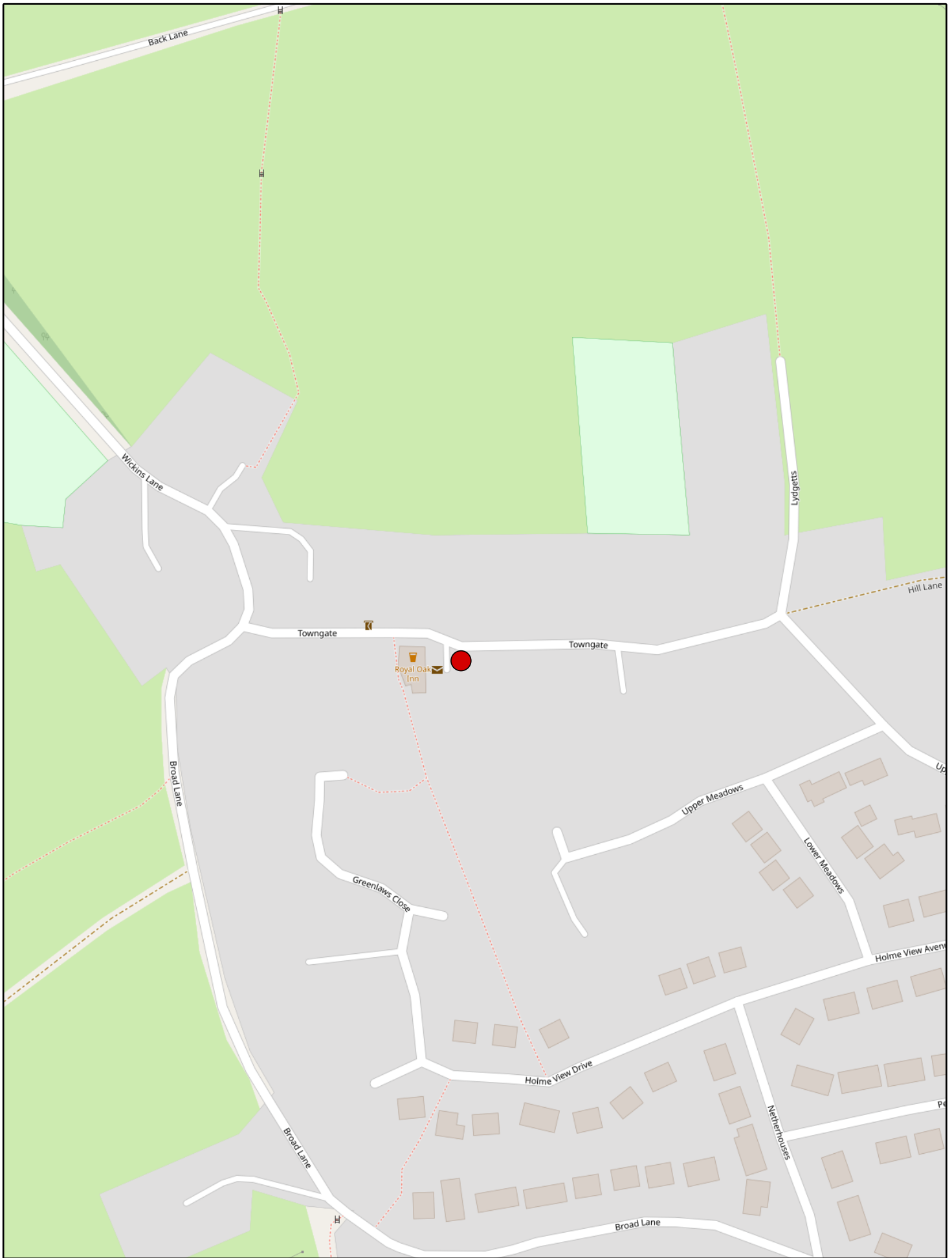
- 3.10 As the proposals merely include an extension to the existing dwelling, the development will not lead to any intensification of use of the existing access located off Town Gate, but merely improves access and parking provision for the occupiers.
- 3.11 The development can only have a positive impact on road safety and would not increase traffic using the access arrangements for the site. The development therefore provides no additional impact.

4.0 Conclusion

- 4.1 This Technical Note considered the proposals to extend the dwelling at 17 Town Gate, Upperthong. The proposals include the construction of a detached garage and internal turning arrangements, improving access for the occupiers.
- 4.2 The proposals improve the access arrangements by removing vehicles reversing directly onto Towngate by providing internal turning so that vehicles can enter and exit the site in a forward gear. The proposals also include increased parking capacity within the site to 3 spaces removing any potential for on-street parking. As the proposals merely include an extension to the existing dwelling, the development will not lead to any intensification of use of the existing access located off Town Gate and represents an improvement to the existing arrangement.
- 4.3 It is therefore concluded that the development is considered acceptable and there are no highways safety or efficiency reasons why planning consent for the proposed development should not be granted.

Appendix A

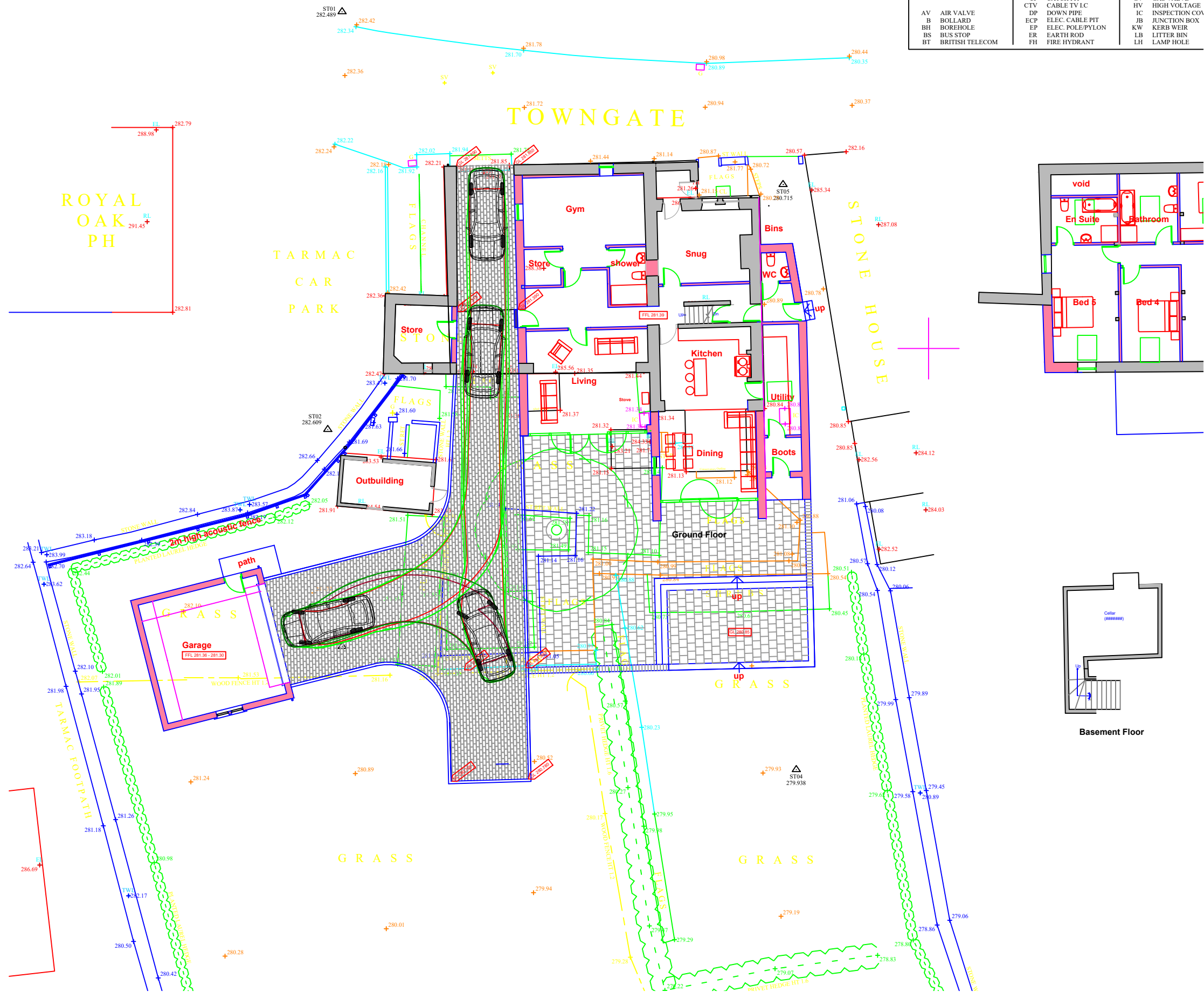
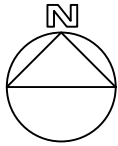
Site Location



Legend:
 Site Location

Appendix B

Access and Parking Proposals

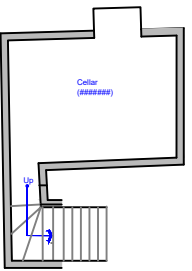
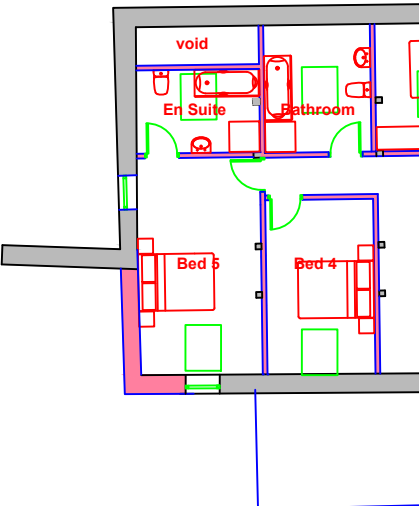


LEGEND			
		CC CONCRETE COVER	FWS FOUL WATER SE
		CM CABLE MARKER	G GULLY
		CP CATCH PIT	GV GAS VALVE
AV	AIR VALVE	CTV CABLE TV I/C	HV HIGH VOLTAGE
B	BOLLARD	DP DOWN PIPE	IC INSPECTION COV
BH	BOREHOLE	ECP ELEC. CABLE PIT	JB JUNCTION BOX
BS	BUS STOP	EP ELEC. POLE/PYLON	KW KERB WEIR
BT	BRITISH TELECOM	ER EARTH ROD	LB LITTER BIN
		FH FIRE HYDRANT	LH LAMP HOLE

GENERAL NOTES

This drawing shows the provisional design only and is subject to Local Authority approval. This drawing should not be scaled for setting out purposes unless specified.

This drawing is based on a topographical/ordnance survey provided by others.



REV	DATE	DESCRIPTION
PROJECT		
17 TOWNGATE, UPPERTHONG		
TITLE		
VEHICLE TRACKING - CAR		
SCALE		
1:200 @ A3		
DRAWING		
2063-101		
DATE		
07.07.2022		