

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0376

Your Ref: P/2012/0376

Date: 17 July 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3356 3574 Courtyard Cottages, Stonewalls, Burton

Development: Raising of ridge height to incorporate first floor in loft space and ground floor extension.

I refer to your consultation dated 10 July 2012 in respect of the above.

The site is located at the eastern end of a cul de sac. The site currently consists of a 3 bedroom dwelling known as Paddocks Cottage alongside a 1 bedroom dwelling known as Courtyard Cottages.

The existing parking area consists of 2 garage spaces plus space for approximately 5 vehicles to the west..

The proposed extension will alter Courtyard Cottage into a 2 bedroom.

Local Planning Guidance Note number 16 recommends a maximum parking provision of 5 spaces for one 3 bed and one 2 bed dwelling. Current guidance on parking excludes garage areas from parking provision but it appears possible that 5 spaces can still be provided on the external driveway area (there is photographic evidence showing 5 vehicles using the driveway to park)

The external parking area is however under ownership of Paddocks Cottage and is unsuitable if left within the ownership of the main dwelling. If Courtyard Cottage were ever to be sold off separately it could potentially be left without any parking provision. If it is possible to convey two parking spaces to Courtyard Cottage then adequate parking could be provided and maintained in perpetuity to both dwellings.

The increased size of the dwelling is unlikely to generate any significant increase in traffic generation and therefore causes no highway capacity issues.

I therefore recommend that any permission include the following conditions:

CONDITIONS

NONSTDC (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking facilities have been submitted to and

approved in writing by the Local Planning Authority. The submitted plans should detail the ownership of each parking space. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Peter Duthwaite
PP. Network and Infrastructure Manager