

PP No: 11/03352	Address: 9 Phene Street	Date of obs: 23/10/2011		
Proposal: Conversion of public house to a large single family dwelling				
More info needed	No Objection	No objection STC	Concern Raised	Objection
				✓
Initial Observations		Transportation Officer:		DC Officer:
Full Observations	✓	James Mc Cool		Sarah Jones
Further Observations (no.)				
<p>Comments: It is proposed to convert the existing pub to a large house. One off street car parking space would be provided on an existing hard standing using an existing crossover. This satisfies the requirement of CT1 (d).</p> <p>Although some modifications to the existing basement are proposed. These do not appear to involve significant excavation works. The volume of construction traffic that would be generated by the development would be modest therefore a CTMP is not required.</p> <p>Under CT1(c), and Section 3.1 of the Transport SPD all new residential development is required to be permit free. The borough experiences very high levels of on-street parking demand such that the occupancy level of spaces is at saturation levels in most of the borough and at most times of the day and night. The whole borough is subject to one Controlled Parking Zone and therefore the parking demand generated by new residential developments will not necessarily be focused in the area surrounding the development. In order to ensure that new developments do not worsen this situation, the Transport SPD states that, "all new additional residential units will be required to be permit free". The proposed additional house will be required to be the subject of a permit free agreement. In the absence of a permit free agreement the proposal is unacceptable and contrary to Council Policies CT1 (b) and (c) and the Transport SPD.</p> <p>There will be opportunities to park bicycles within the property. No conflict with Ct1(f)</p> <p>Relevant policies: CT1 (b), (c), (d), (f),</p> <p>Recommendation: Object in the absence of permit free</p> <p>Signed:</p>				