

RBK&C TRANSPORTATION COMMENTS				
<b>PP Number:</b> 99/2390	<b>Address:</b> 4-4a Holly Mews		<b>Date of obs:</b> 29 Nov 1999	
<b>Proposal:</b> Proposed conversion of garage to dinning room (change of use). Repositioning of front door to gain greater privacy and more balanced layout to ground floor.			<b>Obj</b> ✓	<b>No Obj</b>
<b>File Number</b> TF/202/H	<b>Initial Observations</b> <b>Full Observations</b>	✓	<b>Transportation Officer:</b> Steve Lauder	<b>D C Officer:</b> NB
<b>Supplementary information:</b> N/A				
<b>Comments:</b> <ul style="list-style-type: none"> <li>• The planning application refers to Holly Mews as a private road, however I can find no evidence to support this claim, and so far as the Council is concerned Holly Mews is a public highway, and is maintainable at public expense.</li> <li>• The dimensions of the existing garage (2.3m x 3.8m) do not satisfy the council's minimum standards for an off-street parking space.</li> <li>• The garage, in it's present form could only accommodate vehicles from the '<i>mini segment</i>' of the car market (vehicles not exceeding 3.05 metres in length, these accounted for less than 1% of the car market in 1996), and some vehicles from the '<i>Supermini segment</i>' (vehicles not exceeding 3.81 metres in length, these accounted for 27% of the car market in 1996.</li> <li>• I have searched the planning history of the property and can find no record of a condition relating to the use of the garage.</li> <li>• Policy number TR46 of the UDP states that we are 'to resist development which would result in the loss of off-street residential parking'. In line with this policy I am minded to raise an objection. Although the size of the garage restricts the type of car which it could accommodate, the principle of resisting the loss of off-street parking should be clearly made. However the sub-standard size of the garage, and absence of an appropriate condition, could make it more difficult to sustain an objection at appeal.</li> <li>• I note from the 'ground floor plan proposed' that there is an intention to build out over the public highway (a bay window possibly). This aspect of the proposal would require the applicants to apply to the Government Office for London for a stopping up order, prior to the commencement of any works. The applicants <b>must</b> be advised of this requirement.</li> </ul>				

Relevant policies: TR46

Recommendation: Objection (see ob's)

Signed: