

## Appendix 25

### Parking provision for new houses

The provision of undersized garages is evidenced by the cutting from the Daily Mail on Line , 20<sup>th</sup> May 2013. Nor is this confined to the developemtn mentioned in Huddersfield. Below are comments made on planning application 14/03142/FUL Former Purnell Factory Development Site, Paulton,

In point 3, Cllr John Bull, states that existing houses on this site have garages that can are too narrow to be used for cars.

From: John Bull [REDACTED]  
Sent: 11 September 2014 09:13  
To: Development Control  
Cc: Liz Hardman; Liz Hardman (Cllr)  
Subject: Planning Application 14/01342/FUL Bovis Homes,Paulton

Deàr Sir or Madam,

As BANES councillor for Paulton I would like to make the following objections to this application:

1. All the social and affordable housing is clustered in one area of then site, rather than being pepper potted, which is against BANES planning policy.
2. The highest properties( apartment blocks) are situated together along the main road creating a forbidding appearance from outside the site.
3. Internal roads and garages are too narrow, reproducing problems for residents on the existing Bovis site, where apparently it is not possible to open car doors properly within garages.

Cllr John Bull.

In the Consultation response from Anna Griffiths, Highways Officer, it is pointed out that numerous houses have garages that are undersized and drives too short for cars

The underlining is ours.

#### House Type N, Plots 277 -281

A terrace of 4 bedroom houses each with an integral garage shown as only 5m long but as the garages incorporate a storage area they will be acceptable on this occasion. The houses have undercrofts of varying length which will provide an additional parking space in front of the garage for each dwelling, however 4 bedroom dwellings in this location should have 3 parking spaces to meet the needs of the occupants and the level of parking is therefore unacceptable. Visitors' parking is required

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#### Apartment Block A4, Plots 282 -287

The block comprises 6 x 2 bedroom flats with 6 undercroft car ports ranging in size from 2.6m x 8.0m to 2.75m x 8.0m. The standard for car ports and garages is 6.0m x 3.0m to allow for a car and some domestic/cycle storage. The car ports are narrower than the standard permits making the opening of car doors difficult. Each car port has a forecourt area with varying lengths. Plots 286 and 287 have forecourts of 4 -5m long which will allow for an additional vehicle to be parked partly outside the car port. Plots 282 – 285 have forecourts of 3m long and this is too short to allow for 2 vehicles and storage to be accommodated without a car overhanging the footway, and causing an unacceptable obstruction, which would be totally unacceptable particularly in this location on the main route into the development. Visitors' parking and refuse storage are required.

#### Apartment Block A1, Plots 294 -299

The block comprises 6 x 2 bedroom flats with 6 garages ranging in size from 2.6m x 8.0m to 2.75m x 8.0m. The standard for car ports and garages is 6.0m x 3.0m to allow for a car and some domestic/cycle storage. The garages are narrower than the standard permits making the opening of car doors difficult when inside the garage. Each garage has a forecourt area with lengths varying from 3.0m – 5.0m which is too short to allow a vehicle to pull of the highway to open or close the garage door without overhanging the footway which could lead to danger and inconvenience for other users of the highway.

#### House Type M

Detached 4 bedroom dwellings which should be provided with 3 parking spaces to meet the needs of the occupants. The dwellings are provided with a garage which is below the required size for all new garages of 6.0m x 3.0m to allow for accommodation of domestic storage and cycles so cannot be included in the parking requirement for the houses. Therefore the dwellings effectively have only 1 parking space each.

#### House Type F, Plot 116

End terrace house with 3 bedrooms (although often used as 4 bedroom due to conversion of first floor sitting room) should provide at least 2 parking spaces. Garage dimensions of 5.5m x 2.6m are unacceptable as there is no opportunity for domestic storage, bin storage or cycle storage.

#### House Type G, Plots 117, 118, 121 and 122

Terraced 3 bedroom dwellings which should provide 2 parking spaces. Garage dimensions of 4.8m x 2.4m are totally unacceptable as it will be very difficult to get in or out of a car when parked in the garage and there is no opportunity for domestic storage, bin storage or cycle storage.

#### House Type F, Plot 123

End terrace house with 3 bedrooms (although often used as 4 bedroom with conversion of first floor sitting room) should provide at least 2 parking spaces. Garage dimensions of 5.5m x 2.6m are unacceptable as there is no opportunity for domestic storage, bin storage or cycle storage.

The photographs below are of estates in Clutton. Rogers Close is an older estate, built before car owner was common, so no garages were provided and pavement/street parking is unavoidable.



However Burchill Close is a relatively new estate where all houses have garages and parking provision to the B&NES standard, but pavement/street parking is just as much a problem as in Rogers Close.



Dimensions from Parkers Guide

Best selling cars in UK Aug 2014 per Autoexpress

		Length mm	Width mm	Additional 500mm
1	Ford Fiesta	3950	1695	2195
2	Ford Focus	4372	2022	2522
3	Vauxhall Corsa	3999	1944	2444
4	Volkswagen Golf	4213	2048	2548
5	Vauxhall Astra	4466	2020	2550
6	Nissan Qashqai	4377	2070	2570
7	Audi A3	4456	1960	2460
8	Volkswagen Polo	3970	1901	2401
9	Fiat 500	3546	1627	2127
10	BMW 3 series	4624	2031	2531

20 top selling cars in 2013 -This is money

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1	Ford Fiesta	3950	1695	2195
2	Ford Focus	4372	2022	2522
3	Vauxhall Corsa	3999	1944	2444
4	Vauxhall Astra	4466	2020	2520
5	Volkswagen Golf	4213	2048	2548
6	Nissan Qashqai	4377	2070	2570
7	Volkswagen Polo	3970	1901	2401
8	BMW 3 series	4624	2031	2531
9	Peugeot 208	3962	2004	2504
10	BMW 1 Series	4324	1984	2484
11	Nissan Juke	4165	1770	2270
12	Fiat 500	3546	1627	2127
13	Mercedes C class	4702	2020	2520
14	Toyota Yaris	3885	1695	2195
15	Audi A3	4456	1960	2460
16	Mini	3723	1913	2413
17	Mercedes E class	4913	2100	2600
18	Vauxhall Zafira	4467	2026	2526
19	Vauxhall Insignia	4920	2084	2584
20	Audi A1	3954	1906	2406