

Memo

Development & Infrastructure

Date: 25th October 2012

To: Howard Young, Area Team Leader

Your Ref: 12/00014/LRB

From: Campbell Divertie, Technical Officer

Our Ref: RPL 1G

Telephone: X 8866

LOCAL REVIEW BODY REFERENCE: 12/0014/LRB
PLANNING APPLICATION REFERENCE: 12/01405/PP
LOCATION: 29 STUCKLECKIE ROAD, HELENSBURGH.

I refer to the above application and wish to add the following comments.

This location was the subject of an earlier planning application (Reference No 12/00914/PP). My response dated 25th May 2013 to the planning officer noted that the current parking provision was one off street space. The number of bedrooms within the existing house layout is no more than three therefore in accordance with the current Local Plan Policy LP TRAN 6 would require two parking spaces. The proposals submitted would increase the number of bedrooms to more than three bedrooms therefore the number of parking spaces required should be three off street spaces. However, I made an assessment that the existing situation had a deficit of one parking space therefore because of the restricted area available along the house frontage (max 2 spaces) I requested that the applicant increase the off street parking provision to accommodate for two spaces therefore the status quo would remain. i.e. one space short

In the current Planning Application (Ref No 12/01405) the applicant increased the parking proposal to accommodate for two spaces in line with my previous recommendation. Again I was accepting the one space below that required within the local plan as the existing parking provision was one less. In effect an instant shortfall in parking provision but no change to that of the existing situation. However, the proposed plans submitted illustrated the width for the two parking bays to be 4.60 metres. Normally car parking bays should be 2.5 metres wide, two spaces would equal 5.00 metres with road design guidance recommending the absolute minimum width of 2.4 metres therefore the two spaces would equal 4.80metres. This information regarding car park space widths had been intimated to the applicant's agent through the process from the previous application. As the applicant submitted a proposal showing only 4.60 metres I recommended refusal to the planning officer as this was insufficient width to accommodate two spaces.

I trust this is of assistance, please do not hesitate to contact myself should you require any further information.

Network & Environmental Manager

