

# ADDENDUM REPORT

Planning Committee



## **Item Number: 6.4**

**Site: Land Adjacent To 38 Parsonage Way, Plymouth, PL4 0LY**

**Planning Application Number: 24/01455/FUL**

**Applicant: Ms Susan Beesley**

Since the Case Officer's report was written, an additional letter of representations has been received. The issues raised in the letter include:

- The distances between the front windows of the proposed dwelling and the rear windows of the adjacent flats;
- Visibility from the retained western parking spaces; and
- The useability of the proposed parking spaces.

To accompany the letter, annotated plans have been provided.

The first point has been discussed in paragraph 8.6.6. and the reduced distance is considered to be acceptable. The wider field of view annotated is noted, but it is considered that the angle between the two sets of windows would limit any meaningful privacy concerns – as views are not directed square on to the southern windows. It is noted, too, that it is not uncommon for properties' windows to be similar distances apart, and in fact square on, in the local area – for example on the adjacent, older terraced streets.

To address the second point, whilst it is accepted that the visibility of the retained spaces would be reduced, the length of the spaces would allow cars to slowly move forward to the edge of the site to gain visibility before pulling out – and it is noted that the site is towards the end of a private cul-de-sac where vehicle and pedestrian movements are likely to be limited. The visibility when exiting the spaces is also likely to be similar to the visibility of exiting the existing parking spaces adjacent to the southern flats' stairwells – which are very close to the site. As such, similar situations are already present on the street and the western end of the street, which does not have a footway, has a shared space feel where all users need to be aware of their surroundings. The Highway Authority did not raise any visibility concerns when considering the proposal.

To address the third point, Officers consider that the proposed spaces are adequate. The quote the Highway Authority:

*The plan shows 2 off-street parking spaces; each is 2.4m in width and exceed 4.8m in length which is considered to be acceptable. In addition, in line with local policy, a minimum of 5.5m is required for adequate reversing space. Due to the location of the pillars on Queen Anne's Quay, reversing space appears to be limited to 5.2m at the narrowest point. However, as the car parking spaces exceed*

*minimum length required, 5.5m can be achieved and therefore the reversing space is considered to be acceptable.*

Notwithstanding this, Officers consider that there is sufficient space around the site to access the spaces – even if multiple manoeuvres may be required for bigger cars. Due to the site's location towards the end of a private cul-de-sac the potential need for additional manoeuvres and turning within the street is not considered to be a concern. Additionally, if a car was to park in front of the proposed hardstanding – then this would only replicate the parking arrangement which sometimes occurs at the site as referenced in paragraph 8.7.3. The loss of such a parking opportunity was raised as a concern elsewhere in other Letters of Representation and has been addressed in the report.

No changes are proposed to the Officer's recommendation.