

ADDENDUM REPORT PLANNING COMMITTEE 1st JULY 2010

Item: 6.4
Site: 47 Dunclaire Park, Plymouth
Ref: 10/00818/FUL
Applicant: Mr and Mrs Michael Foren
Page: 29

The Officer's Report was drafted before a consultation response from The Transport Service was received on the 18th June 2010. The Transport Officer has no objection to the proposed scheme but suggests that a condition and informatives should be attached to the granting of planning permission. The Transport Officer is concerned that if the garage were to be used for any other purpose than storing a vehicle the amenity of the street may be affected and have suggested a condition to ensure that the garage will only be used to store a vehicle, not for the maintenance of a vehicle. The Transport Officer has also raised a concern over drainage following the construction of the garage and suggests that a channel should be installed to prevent surface run-off. Additionally The Transport Service highlight that the dropped kerb should only be altered by 1 metre.

Actions

Following the receipt of Transport's comments the Council has decided that the condition on vehicle storage is unreasonable as the existing garage does not have a condition of that nature and therefore it is deemed that the granting of planning permission will not result in a significant change in the manner which the garage is used. It is also deemed that general maintenance of a vehicle is a natural supplementary use for a garage and imposing this condition would remove the opportunity for such use.

However, the Council does recognise the benefit of attaching an informative for channelling surface run-off during the construction of the garage should the vehicle apron in front of the garage slope or drain towards the highway. Additionally an informative limiting the dropped kerb to 1 metre would allow for on-street parking will be attached to the granting of planning permission.