

ADDENDUM REPORT PLANNING COMMITTEE 7 MARCH 2013

Item: 6.5

Site: 1 SEATON AVENUE, PLYMOUTH

Ref: 13/00101/FUL

Applicant: Mr Joseph McParlin

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Highways Considerations / Parking

A further site visit on 26 February confirmed that the garage had been cleared and temporary fence in the rear yard had been removed. It is considered that there is adequate space between the rear of the property and the side of the existing garage to provide secure cycle storage for 4 bicycles. The recommended condition requires that such cycle storage is laid out within the site within 2 months of the date of decision.

In order to ensure that the cycle storage is satisfactory in the Local Planning Authority's opinion and without detriment to the neighbouring property's amenities, and in accordance with the Transport and Highways recommendation, it is suggested to amend this condition to require details of the cycle storage to be submitted to and approved in writing before installation.

In order to ensure that the off-street parking space is made available for the intended purpose and in addition to the cycle storage provision, an additional condition is recommended to secure this.

Representations

A third letter of representation has been received by a local resident objecting to the proposal. The letter does not raise any new material planning considerations.

Planning Compliance Investigation

A planning compliance investigation has been opened in respect of the current unauthorised use, to ensure the use is monitored and appropriate enforcement action be pursued should the application be refused.

Recommended amended condition

CYCLE PROVISION

(6) Within 2 months of the date of this decision notice, space shall be laid out within the site for a minimum of 4 bicycles to be securely parked in the rear yard in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The secure area for storing bicycles shown on the approved plan shall remain available at all times for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007

Recommended additional condition

MINIMUM CAR PARKING PROVISION

(8) A minimum of one off-street parking space within the site in accordance with the approved plan shall be retained and made available for the residents of the property and shall not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.