

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd December 2019

Agenda Item 9a

Application Ref. 19/00708/DEEM4

20 Sidmouth Avenue

Since the publication of the main agenda report the applicant has submitted an amended plan which omits one of the parking spaces to unit 1 which was shown within the root protection area (RPA) of trees within Station Walk. The **Landscape Development Section** have commented that subject to the applicant confirming that the driveway to this unit where it lies within the RPA of the trees can be constructed with a no-dig technique and without changes in levels their objection in this regard will have been suitably addressed. The applicant has confirmed that to be the case. They state that their other concerns remain however, and these have been addressed within the main agenda report.

One parking space would remain following the amendments and due to the length of the driveway there would be sufficient space on site for at least a further three vehicles.

Further consideration has been given to the integral garages included within the proposed new build dwellings. The report indicates that the garages could not be counted as a parking space and this view remains as regards the garage to the individually designed dwelling. The dimensions of the garages to the pair of dwellings are 3m by 5.95m which is marginally short of the standard set in Manual for Streets which is 3m by 6m. Upon reflection it is considered that these garages could be counted as a parking space giving these two dwellings two parking spaces.

At least two parking spaces are therefore provided on plot for 3 of the 4 dwellings proposed within the application, with just one space for one of the dwellings (5 beds) and as such the level of parking for this dwelling is limited. It, however, remains your Officer's view that no significant detriment to highway safety would arise due to the highly sustainable location of the site.

The **RECOMMENDATION** is therefore amended as follows:

PERMIT subject to conditions listed in the main agenda report and the following additional conditions:

- **No-dig construction and no levels changes to the driveway to unit 1 where it lies in the RPA of trees within Station Walks.**
- **The garages to units 3 and 4 are to be retained for parking of vehicles and cycles.**