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| Development Management  (Aylesbury Area)  Planning, Growth & Sustainability  Buckinghamshire Council  **F.A.O.** **Dayna Simmons** |  |  |  |  |
|  |
| 25th January 2021 |
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Dear Dayna

**Application Number: 21/00003/APP**

**Proposal: Single storey rear extension and alterations to increase size of existing garage and landscaping**

**Location: 24 Sierra Drive Aylesbury Buckinghamshire HP18 0YQ**

Thank you for your letter dated 8th January 2021 with regard to the above planning application.

The proposed development is for a single storey extension and alterations to the garage off Sierra Drive, Aylesbury.

The parking layout included in drawing no. 10-PR-GA-01 is cause for concern. For a property of this size (five bedrooms) the parking standards specify three parking spaces and each parking space should be a minimum of 2.4m x 4.8m wide, with a single garage measuring 3m x 6m at its narrowest point. The garage does not meet this requirement and shows the vehicle parked at approximately 45 degrees. This unusual parking configuration is likely to result in the garage not being used for its intended use and displacement of the vehicle. The parking layout also shows one vehicle parked parallel to the highway. This parking space would be unusable as there is no room to manoeuvre the vehicle into this parking space.

The parking layout as designed is unsuitable and is likely to result in displaced parking. The Highway Authority would invite the applicant to consider alternative layouts for the garage and parking spaces before rendering our final comments.

Yours sincerely

**Christopher Gordon-Luty**

**Highways DM Officer**

**Highways Development Management**

**Planning Growth & Sustainability**