

## Walster Cheryl

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**From:** Gray Tracey  
**Sent:** 25 January 2021 16:16  
**To:** Gibson Laura; Development Control  
**Subject:** 70 Princes Road 2001281FULL  
**Attachments:** 70 Princes Road 2001281FULL.doc

Hi Laura

Please find attached comments for the above application. Councillors seem to want parking surveys doing for HMOs I'm noticing more and more. Do you want me to do one for this one in anticipation or have you had no feedback from anyone?

Thanks Tracey

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# INTERNAL MEMORANDUM

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<b>TO:</b>	Planning Development Control	<b>REF:</b> HDC/TAG
<b>F.A.O.</b>	<b>Laura Gibson</b>	
<b>FROM:</b>	Highway Development Control	<b>DATE:</b> 25 <sup>th</sup> January 2021
	Tracey Gray, ext 4884	

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## **Planning Application Ref: 20/01281/FULL- 20/01281/FULL- 70 Princes Road** **Highway Authority response to Consultation**

I refer to your consultation dated 23<sup>rd</sup> December 2020.

The proposal is for the change of use from a 4 bedroom single family dwelling house (C3 use) to a 5 bedroom HMO (C4 use). The application site is located within walking distance of Beverley Road, Newland Avenue and Princes Avenue which are all served by regular bus services and provide excellent access to local amenities. There is on-street parking available on both sides of Princes Road on a first come first served basis. There are double yellow lines in place on both sides of the street close to the junction with Lambert Street.

Local Plan guidance outlines that a 4 bedroom dwelling would be required to provide 3 car parking spaces, and the proposed use of a 5 bedroom HMO would require 4 car parking spaces, which is an increase of 1 space. There is nowhere within the boundary of the property to provide any off-street parking, therefore all vehicles would be parked on the public highway. At the time of my site visit there was spare capacity on Princes Road and in the surrounding area. The parking survey that was provided by the applicant shows that the site was visited at AM and PM but doesn't show specific times and also dates back to September 2020. I think it would be beneficial to see the current parking situation and also on an evening which would reflect when most people would be home and parked up for the evening. Local Plan guidance outlines that 1 cycle parking space should be provided per unit which equates to 5 spaces for this proposal, they should also be undercover and lockable. The applicant has not outlined that cycle parking would be provided but can be controlled by a condition.

Taking into account that the proposal would only generate 1 additional car parking space which can only be provided on-street the proposal is considered to be acceptable.

The Highway Authority does not wish to object to this proposal subject to conditions covering:

- 1) H9C (b) (c) (e) (Cycle Parking)

Highway Development Control

