

**LAND ADJ 4 SHELDONS COTTAGES  
TWO BEDROOM, TWO STOREY, DWELLING  
CONSENT 19/02553/FUL**

**Introduction**

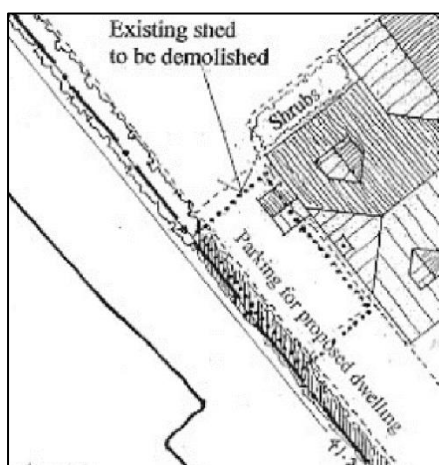
This document and the site plan REV/21/02/A provide details regarding the application for a non-material amendment to the approved parking.

**Approved Parking**

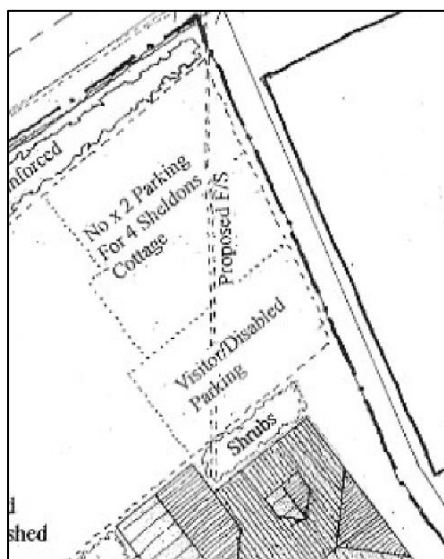
Planning approval 19/02553/FUL was subject to condition 7 as included below.

“The approved parking for vehicles shall be maintained at all times to allow them to be used as such. Reason - To ensure that adequate parking is provided and to satisfy Saved Policies GEN1 and T14 of the Hart District Local Plan”.

As detailed in SC/19/01/B and shown in excerpts below, the approved parking consists of five parking spaces: Two tandem spaces for the new property next to the boundary (Excerpt A) and three spaces to the front of the property (Excerpt B). The latter being two for the existing property (4 Sheldons Cottages) and a shared visitor space.



*Excerpt A from SC/19/01/B*

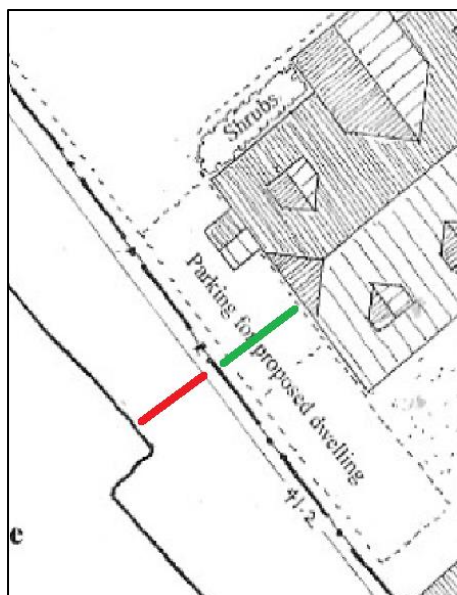


*Excerpt B from SC/19/01/B*

### Thatched Cottage Boundary

The boundary between the new property and Thatched Cottage is primarily hedgerow and excerpt A above shows the existing hedging and the new hedging to be planted where the small garage<sup>1</sup> shown in dotted lines was situated.

For clarity, Excerpt C is from a previous site plan (SC/18/01) submitted to HDC and did not include any hedging.



*Excerpt C from SC/18/01*

### Approved Parking Issue

Unfortunately, following the recent demolition of the garage it has been established that the tandem parking shown in the approved site plan (and Excerpts A & C above) is not viable.

On the approved site plan and illustrated by the red line in Excerpt C, the distance from Thatched Cottage to the boundary adjacent to the garage was shown as approx. 2.6 metres. However, when the garage was demolished it was found that boundary encroachment had occurred and the distance at that location is circa 3.3 metres. As the encroachment is small, that combined with the passage of time and the Thatched Cottage owners being unlikely to cooperate<sup>2</sup>, makes reinstating the legal boundary impractical.

On the approved site plan and illustrated by the green line in Excerpt C, the distance from the boundary adjacent to the garage to the new house was shown as approx. 2.9 metres. However, due to the boundary encroachment it is circa 2.2 metres. Therefore, the parking shown is not viable<sup>3</sup> especially with regard to bikes accessing the storage shed.

<sup>1</sup> The garage is marked as Shed on approved plan.

<sup>2</sup> The owners of Thatched Cottage made a strongly worded complaint against the planning application.

<sup>3</sup> Requirement is 2.4m as per Hart Parking Provision Interim Guidance section 6.2 (August 2008).

### **Revised Parking Arrangements**

The revised parking arrangements are shown in the attached site plan REV/21/02/A. The plan retains a total of five parking spaces, with two tandem parking spaces for 4 Sheldons cottage, two for the new property, plus a visitor parking space.

The gap between the new property and the boundary is useful as a turning area and is shown as such on REV/21/02/A. A test was conducted at the site to confirm that vehicles parked in the tandem bays could exit the site in a forward gear with minimal manoeuvring and a video showing this is available at the link below.

<https://youtu.be/sGzudDFKT60>

### **Benefits of Revised Parking Arrangements**

There are several benefits to the revised arrangements -

- In the original parking arrangement there was a substantial risk that cars would reverse from the parking spaces adjacent to the new property onto London Road (A30) This is not likely to occur with the revised parking arrangements.
- The revised parking arrangements provides easier access to the bike store and should encourage their use for local journeys.
- Parked cars are a greater distance from the Thatched Cottage, which will reduce noise levels to that property when cars are idling (to defrost, etc.)

### **Impact to Thatched Cottage**

For the avoidance of doubt, the proposed amendment has **no material impact** to the adjacent Thatched cottage. The gap between that property and the new property will remain as per the approved planning at approx. 5.5 metres.