

## CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

<b>Application Number</b>	<b>PL/2023/01354/PPFL</b>
<b>Address</b>	<b>53 Kingfisher Drive Smiths Wood Solihull B36 0RP</b>
<b>Proposal</b>	<b>Demolish the existing single storey vacant local shop building on the corner of Kingfisher Drive and Eagle Grove and construct 2 No. two story affordable energy efficient residential dwellings.</b>
<b>Case Officer</b>	<b>Rebecca Hadley</b>

<b>Date comments sent</b>	<b>19/07/23</b>
<b>Name of consultee department</b>	<b>Highways</b>
<b>Consultation response author</b>	<b>Gurdip Nagra</b>

No Comments	
No Objection	
No Objection Subject to Conditions	
Objection	<b>X</b>
Further information Requested	

### **Comments:**

(Please explain the reason for your response)

Having undertaken a full assessment of the development proposals, the response of Solihull Metropolitan Borough Council as the Local Highway Authority to the above planning application is one of **OBJECTION**. The justification for this decision is provided below.

The development proposals include the demolition of the existing commercial building on the corner of Kingfisher Drive and Eagle Grove and construction of 2 No. two story residential dwellings. The development proposals will not increase the available parking on site and would remain at 2 spaces. The Highway Authority has concerns that insufficient parking shall be provided for the proposed dwellings, which would result in vehicles parking on-street and obstructing the public highway. The available on street parking to serve this development in this locality is limited and the site is adjacent to a primary school, therefore a parking survey is not being sought.

Policy P8 of the Solihull Local Plan 2013 indicates that "*Provision for parking and servicing will be required in accordance with a Supplementary Planning Document on managing travel demands and associated with development*". The Solihull Local Development Framework – Vehicle Parking Standards and Green Travel Plans (2006) supplementary planning document indicates that an average of two car parking spaces should be provided per dwelling unit. Policy P15 indicates that all development proposals should "*Create attractive, safe, active, legible and uncluttered streets and*

*public spaces which are accessible, easily maintained and encourage walking and cycling and reduce crime and the fear of crime*". To ensure that developments provide uncluttered streets, sufficient off-street parking should be provided within the boundary of the application site.

### Conclusion

The Highway Authority has undertaken a thorough and robust assessment of the development proposals. Based on this assessment, the Highway Authority raises an objection to the proposed development for the following reason:

Insufficient off-street parking has been proposed for the proposed dwellings. It is therefore considered that the development proposals fail to accord with Policies P8 and P15 of the Solihull Local Plan 2013.

### Further information required (if applicable):

(Please explain the reason for your response)

### Amendments recommended (if applicable):

(Please explain the reason for your response)

### Recommended conditions (if applicable):

(Please provide justification for any pre-commencement conditions)

**If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:**

### If the application requires a S106 contribution/ requirement, please include the following information:

Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here:

<https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and  
<https://www.legislation.gov.uk/ukdsi/2010/948/contents/made> and  
<https://www.gov.uk/guidance/planning-obligations> and

The tests are:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

• Contribution description

• Contribution amount £ (if applicable). Please provide justification.

<ul style="list-style-type: none"><li>• Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation...)</li></ul>	
<ul style="list-style-type: none"><li>• Trigger point for works to be undertaken (if applicable)</li></ul>	