

**PN.02/67.ROR/0424**

## **CPZ Parking Permit Control Method**

**PROPERTY: 67 ROYAL OAK ROAD, BEXLEYHEATH, KENT  
DA6 7HQ**

**PART-RETROSPECTIVE Erection of a 4 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping (enlargement of the implemented 3 bedroom dwellinghouse permitted under planning application 21/02245/FUL).**

### **Overview**

1. These details concern the new dwellinghouse, 67a Royal Oak Road.
2. Condition 7 of planning permission 21/02245/FUL 'Erection of a 3 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping' (dated 5<sup>th</sup> October 2021) requested the following details: 'Prior to occupation detailed arrangements shall be agreed with the Local Planning Authority and put in place to ensure that, with the exception of disabled persons, no resident or business of the Development may obtain a parking permit within the "Bexleyheath Town Centre" Controlled Parking Zone at any time. *Reason: In the interests of the amenities of the locality*'.
3. It is therefore reasonably expected that such details should be provided for this new planning consent. This Planning Note provides these details and, if approved, should remove the need for a related pre-commencement or pre-occupation condition.

## **Proposal**

4. A restrictive covenant will be added to the Transfer Deed of the new house. This will be registered against the property Title Register. The first occupant of the property and any future residents upon it's' sale, would need to adhere to this covenant. This would read as follows:
5. **"The purchaser covenants with the developer as to bind successors in title: -**
6. **With the exception of disabled persons, not to apply for or obtain a parking permit within the 'Bexleyheath Town Centre' Controlled Parking Zone at any time."**
7. The original purchaser will sign the transfer deed and register the above at Land Registry so that it appears on the Title Register.
8. I recommend that the original purchaser should submit the signed copy of the transfer deed to Land Registry within THREE MONTHS of the completion of the building (exterior and interior works inclusive), when the property is ready to be occupied.
9. This covenant will 'run with the land' and so all subsequent purchasers will be bound by the covenant.

## **Summary**

10. The proposed covenant is considered to offer the most successful control method for vehicle parking in the Bexleyheath Town Centre CPZ.
11. This is a common control method accepted by Local Authorities for newbuild dwellinghouses that are to be owned outright by their occupiers, as per the Developer's plan for the new house.
12. Should you find this document to be insufficient or require any further information, please contact Janine Mustafa of this office at your earliest convenience; [janine@langleyscs.co.uk](mailto:janine@langleyscs.co.uk) / 02082981707.

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**11/04/2024**