

Planning Comment submission  
on application 2021/855 at 27/05/2021 11:53:53

Thank you for your comments on application 2021/855, which have been received.

Please note that we do not send a separate acknowledgement.

CommentatorName	Nico Maritz
Telephone No	
EMail Address	
Address	Roquebrune Carlton Road South Godstone RH9 8LE
Planning App No	2021/855
Comment Reason	General comments about this application
Comment	

To the Planning Officer

I am the owner of the house called The Laurels immediately adjacent to and adjoining the application site. I would like to voice my strong support for the proposed development of the site as it will significantly improve the use, appearance, safety and security of the site.

I note included on the submitted plans that the development will provide three standard size car parking spaces for the occupants of the house called The Laurels at 4.8meters long x 2.4 meters wide for each car which comprises a total allocated space for parking of 4.8m long and 7.2metres wide. This space will be either fenced in or "hedged" in.

I would propose to include at least an additional clear area of two meters all the way around the designated parking spaces i.e between the total designated parking space and the perimeter of this allocated space as this will serve several purposes viz:

1) The standard statutory car parking space per car of 4.8meters long x 2.4 meters wide is simply too small for modern cars. If the occupants of The Laurels have one or more large modern vehicles like the Dodge Ram SUV ( 5.817 metres long and 2.017metres wide) or a Toyota Tundra ( 5.7 metres long and 2metres wide) then their vehicle will jut out into the driveway by over a metre from the designated standard size parking space (which is only 4.8 metres long/deep) and thus obstruct the driveway access for the other houses. If you designate an additional 2 metre wide area all the way around the designated parking spaces then they can park a bit further forward into this area and avoid the problem.

2) It will provide an additional unofficial "parking space" for occasional visitors/guests to the The Laurels if the occupants of the house just make more room during the visit by parking their cars tightly together on those days. This means that the guests do not have to park their cars on the verge of Blackberry Lane outside the house and obstruct safe entrance to and exit from the site for the other houses by obstructing the road space and line of sight

3) The slightly larger area will look and function as a less cramped space

4) The slightly larger area will make it easier to get into and out of the three car parking spaces

5) The slightly larger area will result in less potential for the parking area delineating fence/hedge to be damaged by cars moving into and out of this space thereby avoiding conflicts between neighbours

6) The garden size for proposed house number three is large enough that allocating this larger area of land to contain the designated parking spaces at the outset will not significantly affect the size or proportions of their garden. If you did not allocate a larger space at the outset then, when larger cars jut out from the parking space into the driveway access for the new houses , house three is very unlikely to latterly agree to "give up" this very small amount of extra land to make this parking area work more effectively for the houses at this site

In summary : It would be important to allocate a slightly larger area than just the designated statutory minimum 4.8m x 7.2m parking space for three cars for The Laurels house occupants. This will avoid obstruction of the shared driveway access and thereby avoid conflict between the occupiers of the various houses at this site and , most importantly, to improve safety for cars entering and leaving the shared driveway access to this site

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