

## 24/00039/FULL

**Proposal:** Erection of 7 affordable dwellings with car parking, landscaping and other minor works following demolition of existing garages

**Location:** Land at NGR 303611 111116 Somerlea Willand

This site has long been a neglected area with some old garages and parking areas. Over time through failures in the past when houses were sold, rights of way were not clear and some have established vehicular right of way to the rear of the properties which cannot now be taken away.

In the past Parish Councillors and District Councillors have sought for this site to be utilised to better use and the suggestion was for it to be used to provide social housing. There has also been concern and discussion to try and alleviate the on street parking problems on the whole estate where there are considerable parking problems during evenings and weekends. Suggestions had been put forward by councillors to utilise the areas of wide verges for parking but officers would not progress it.

This application is for a block of seven 3 bedroomed affordable houses of a design which are very well insulated and energy efficient. The parking criteria requires 1.7 spaces per house which gives a requirement for 12 spaces.

All the submitted paper need to be looked at to understand what is proposed. The following may be considerations for taking into account when coming to a view to respond to the consultation.

- Is the proposal for the 7 houses and parking overdevelopment of the site?
- Is the design and layout of the proposed build in keeping with the area and will they fit in with the surrounding buildings?
- As they are three bedroomed houses should there be a minimum of 14 designated parking spaces?
- Has any thought been given as to where all the displaced vehicles which currently park on the site are to relocate given the current on street parking problems on this estate?
- Is the access road into the site going to be wide enough and suitable?
- Accepting the need for more housing by putting this number on the site with the loss of parking will this be a recipe for future conflict between residents?

If these points are considered relevant the possible options are:

- ✓ Recommend refusal with reasons;
- ✓ Recommend refusal of present application but suggest a more modest application with less houses and more parking.
- ✓ Raise concerns without making a recommendation [could be considered a bit of a cop out!]
- ✓ Offer no objection?
- ✓ Any other response put forward by members.