

Planning application
Reference: 6/2020/0287/FULL
182 Dragon Road, Hatfield AL 9NZ

I am objecting to this application on the grounds of overcrowding and lack of regard for nearby properties.

- 1 The application does not make it clear that the rear garden gate can only be approached from the common yard via an unlit brick-walled corridor incorporating a tight right-angled turn – the corridor is 3 metres wide and 10 metres long. Three properties have gateways opening from the corridor into their back gardens.

This will not be easy to manoeuvre (forwards or backwards) and, as it is used for bin storage, there is currently insufficient room for a car to pass.

- 2 The provision of two parking spaces overcrowds an already small back garden and will fail to provide any delineation between the garden space belonging to the host building and that of the self-contained unit.

Approximately two thirds of the combined garden space will be utilised as a car park.

- 3 It is my understanding that the house already has a designated parking place next to house 186. Although only one space is formally designated, there is space for two cars without inconveniencing any of the other property owners that back onto the common yard. This yard is common to the users of the flats (1-22 Mosquito Way) and seven owners of private residences backing onto the yard.
- 4 Plan TCL-485-RET-02 shows a designated space for the siting of only 2 bins. The host property and the self-contained unit have a requirement for 6 bins.
- 5 The side elevations shown on the same plan (TCL-485-RET-02) show a single story extension at the rear of the building. That does not exist at present and I see no reference to its construction in the application.
- 6 House 182 was original built with a car port / garage as an integral part of the whole. I am advised that the conversion of the carport / garage started before planning permission was granted. Assuming that has now been resolved, the process has gone full circle - a parking space was removed through conversion, and now car parking is being sought at the cost of over-crowding .

19 March 2020