

Objection to planning application reference 6/2021/0773/FULL.

A. The existing widely known parking problems at Maynard Place.

I am totally astonished anyone could be proposing more flats at Maynard Place when it is obvious and all the locals know that there are nowhere near enough parking spaces already. Trying to find a space is a regular problem. I have on many occasions had to park my car in the main street instead. There are already 14 flats and 7 shops, yet there are only about 11 proper parking spaces! The garages are too small and not used for parking (see below). The residents have to “invent” parking spaces to try to fit their cars in. I have been blocked in on 3 occasions in the last couple of months having to find the driver and get them to move the vehicle. Please see the photos me and no doubt other objectors have sent in. They will speak volumes. I comment on the application documents as follows:-

Ardent technical note document page 7 item 2.2.

This item is incorrect. Item 2.2 says “The car park includes a total of 11 unallocated parking spaces along with 11 additional garages allocated to existing flats. Overall, the site includes a total of 22 on-site parking spaces.”. The truth is the following:-

1. **The 11 existing garages are NOT used for parking.** They are too small and as the applicant for planning is aware are rarely if ever used for parking. The garages are **only 2300mm wide**. Even a standard VW Golf cannot be parked in one of these garages as **you cannot open the door to get out of the car!** The garages are used for storage and many of them are rented out to the shop owners. Therefore there are NOT 22 on-site parking spaces available, but only 11 including the two owned by the parish council. So only 9 spare spaces for 14 EXISTING flats and 6 shops (excluding the council office “shop”).
2. **The garages are NOT “allocated to the flats”.** Many of the garages have been SOLD to others and so are nothing to do with the flats. They are rented out mostly to the shop owners for storage.

In summary there are 9 plus 2 (council) parking spaces in total at Maynard Place, making 11 spaces. The garages are NOT spaces as they are not usable due to their small size. The document says 1.25 spaces are needed for a one bedroom flat and 1.5 spaces for a two bedroom flat. What is needed is as follows:-

- a) For the existing 14 flats by the guidance (two bedroom flats need 1.5 spaces) so we need $14 \times 1.5 = 21$ **for the existing flats. Not even enough spaces now!** The residents, shop owners and the landlord are fully aware there are major parking problems at Maynard Place already. Any more vehicles would mean total chaos with people having to pay to park their own cars.
- b) For the new flats the document states “The proposed new flats would provide 3 x 2 bed units and 3 x 1 bed” resulting in a car parking need of 9 (3×1.5 plus $3 \times 1.25 = 9$).

The total parking spaces requirement for the existing plus new flats is therefore **30 spaces** (21+9). **We only have 11 so we would be short of 19 car spaces. Even without new flats we are already short of 10 spaces by the guidance notes!**

B. Application form redacted PDF.

1. Item 9, Vehicle parking.

This now states there are zero existing parking spaces (on previous application it said 16) so something seems wrong here. Please see above for explanation. It then says total proposed 16. They actually need to create another 19 (nineteen) parking spaces by my calculations (see above). There are only 9 (nine) existing parking spaces and no room in the car park for even one more, let alone 19! As previously mentioned the garages are too small for modern cars and so are not used for car parking.

2. Item 18, Employment.

The shop owners use the rear parking area to park their cars during the day and evening. Also they have regular deliveries via lorries and vans into the parking area throughout the day. Lorries sometimes completely block access to the parking area for up to 15 minutes while a delivery is made. If the shop owners and their employees cannot park their cars, and if the shops have trouble with deliveries they are likely to shut down or move away. There is simply not enough space for 20 flats parking plus 7 shops parking/deliveries as proposed. The proposal as far as parking is concerned is simply ridiculous.

C. All buildings in Cuffley High Street are no more than 3 storeys high (Grd, 1st and 2nd).

If this extension goes ahead then Maynard Place will be the **only building on the high street 4 stories high**. Also it would set a precedent and Cuffley would become a giant building site for years to come. I think the entire population of Cuffley would be generally horrified if this 3rd floor extension gets planning permission.

D. Skylights in the roofs of the existing second floor flats.

I understand all the existing second floor flats have sky lights that let natural light into them. Obviously they would lose this if new flats are built on top and I know a number of them object to the new flats because of this.