

With regards to the three Parking space requirement discussed over the phone, please see the notes below on analysis of the situation on and around the site:

- The site currently allows space for 2 cars to be parked at the rear of the property over the hard standing area and the area adjacent to the shed. It is to be noted the existing shed is a temporary structure and replaced a garage serving the property.
- There is ample off road car parking available on Victoria Road adjacent to the site of interest. This has the potential to fulfil the additional one car parking space requirement as a result of the proposed works. I can confirm that on numerous visits to site (generally on weekday evenings after 5:00pm) there have always been spaces available to park.
- In addition, it is evident this off road parking is used by the owner when required. On observation of the neighbouring properties, it is apparent any additional vehicles owned by occupants are parked off road as well. These cars parked off road; do not appear to reduce the amenity of the road itself, allowing thru traffic to pass with ease.