Parking Survey to support planning application – 123 Cherry Tree Avenue, Cowplain, Waterloovile, PO88AX

Background

The current property 123 Cherry Tree Avenue is a five bedroom, end of terrace property having been extended in the 90's. It has been adapted internally by addition of a second staircase and additional kitchen to provide essentially two separate dwellings that share utilities and have an adjoining door between.

Currently the house is occupied by 5 adults who between them have 3 cars and 2 vans plus 3 motorbikes. Parking is to the rear of the property by way of a courtyard which can accommodate 2 vehicles. The garage is currently used for storage although is of an adequate size to house a vehicle and retain storage.

The remainder of the vehicles use Cherry Tree Avenue for parking as do the majority of homes along the road.

Evidence

I have explored the parking arrangements for several of our immediate neighbours.

125 have two cars; 1 uses the garage and 1 parks on the road, they have no additional off road parking provision.

127 have a car, a motorbike and a small camper. The bike is housed in their non-adjoining garage; both cars are kept on the road.

129 is rented and the garage has been rented separately and used by a car collector to house a rarely used car. The tenants park on the road and have 2 vehicles.

131 have a space in front of their garage and their second car parks on the road.

Summary

It is our belief that the splitting of the property to provide two separate dwellings will not change the parking dynamics of the road.

Whilst I understand this is contrary to current adopted Policy DM13 and its updated parking SPD it is not dissimilar to existing properties in the road.

What I have noted is the parking situation could never eased by the marking of parking bays along the side of Cherry Tree Avenue on average 3 spaces a day are lost to misuse of parking spaces caused by different sized vehicles, people arriving when road is empty and over cautious parking.

HAVANT BOROUGH COUNCIL
02 MAY 2017
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