

Comments: Comments in relation both applications currently submitted.

- The building of a property next to number 34.

On the 8th May the parking plan and the block plan have been revised and republished after being removed some weeks before. Considering the second application was submitted some 7 or 8 weeks prior this has all the hallmarks of a poorly composed plan money-making scheme driven by afterthought that has absolutely no benefit to the other 33 residents of Pennant Hills.

It may well be possible to squeeze a property in area which was a garden, however It is fairly clear that the way the parking is set out it would be very difficult to access the single front space if approached from in an easterly direction, (from Portsdown Hill Rd).

The side spaces are limited to 3m wide because there isn't enough room to build this development properly. The sizes are simply playing lip service to the requirements for adequate off road parking.

The fencing to the western perimeter has been replaced by hedging, which is a positive step, but again an afterthought.

There is still no reference to existing telephone poles, broadband housing, and the repair of the wall to the rear of the property abutting Portsdown Hill Rd

- The building of an extension to 34

The proposed side extension has a kerbside 10m entrance, but this reduces to 8m wide by 4.5 for the two outside spaces. There is no apparent measurement for the depth of the garage but look to be shorter at a guess 4m deep.

Looking at the outside parking, assuming parking 8 metres width to park, it is questionable whether allowing for space between each car to open car doors, access to the front door on the right-hand side and access to rear of the property on the left it would be practicable or indeed desirable. This assumes that the vehicles are average family cars, a larger vehicle such as a SUV or larger car would make this situation worse. Although on paper there are for spaces the reality is its unlikely the garage will be used, because of the potential shuffling around of cars to get out. If this did happen the shuffling around would have be in the road, just a short distance from vehicles entering the road on a blind bend.

The application is again playing lip service to the requirements for adequate off road parking.

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