

The previous Roads response noted:

*"I note that this application is for the Erection of 3 storey extension to side/rear; formation of dormers to front and rear; installation of external stairs with glazed screen and balustrade and raised balcony/ external area. The site is located in the outer city, outwith any controlled parking zone.*

*The property is currently a 2 bedroom dwelling (requiring 2 parking spaces) with a driveway and garage. As such, the existing parking meets the existing requirements. The proposed garage is marginally too short to meet our standards which dictate that it should be at least 2.7m wide and 5.7m in length, can the length be increased to accommodate this? The property is increasing to 4 bedrooms which increases the parking requirement from 2 to 3 spaces. None of the submitted drawings highlight the dimensions of the parking area to the front - this is required to assess whether the required parking standards are adhered to.*

*Upon receipt of the requested information I will be better placed provide a comprehensive Roads response."*

The most recent submission by the applicant has done nothing to address these concerns. The garage has not been elongated – instead the applicant has changed the location of the measurement from the internal wall to the door – as such the internal length is still marginally too small.

No detailed plans of the front of the house / parking area have been provided.

As it stands Roads Development Management would recommend this application for refusal based upon the lack of information which has been requested, however should this information be submitted we would be better placed to provide an updated response which may have a different stance.