

Hi Sheila,

Given that it's currently 3 bedroom (not sure why he's mentioning that it *can* be a 4 bed?) there is a requirement of 2 spaces. GIS suggests the rear parking area is somewhere between 9-11m. If it's 10 or above this would be 2 spaces, but if it's 9 it would be one. I'm prepared to give the applicant the benefit of the doubt and say that the rear is currently only 1 usable space, so provided that the proposed garage is fit for purpose (in line with our standards) then there will be no net detriment, and this will therefore be permissible from a roads perspective. For that reason, the garage dimensions should be increased to align with our standards. If scale is an issue, I doubt an extra 10cm would make much of a difference from a massing perspective, whereas those extra 10cm could mean the difference between being able to park, or not.

Scott