PLANNING APPLICATION:

re AVA/2021/0868, - Two-storey front extension. First floor side extension and single storey rear extension. Location: 62 Hall Farm Road Duffield Belper Derbyshire DE56 4F

Suggested Response to AVBC Planning Department:

Duffield Parish Council notes that a Highways Agency requirement is "the Applicant to maintain current levels of parking (min 3m x 6m if in garage)".

We note that the extension will inevitably remove some of the space that is currently available for parking, and that the garage is smaller than 3m x 6m. We note also that it is difficult to estimate the number of cars that will be able to be parked because the information is not presented in a form that presents this issue clearly.

Many houses in this area have three or more cars. The road is narrow, but the estate was planned on the basis that houses would have adequate off-road parking. This particular house is less well endowed with parking than most, having been built close to the road.

This stretch of road is particularly sensitive since it is used as pick-up and drop off point for Ecclesbourne School and it is quite busy at those times. The pavement past this house is used by many children who walk to school. The verges are grass, and therefore unsuitable for parking in wet weather, and the pavement itself must not be blocked.

We therefore seek clarification of how many cars will be able to be parked on the property after this extension is built, and how the HA requirement will be enforced in years to come.

We also suggest that future proposals should show clearly how HA requirements have been met, with a single site plan showing the original layout and the extension, and the parking bays.

