

PLANNING COMMENT FOR APPLICATION REF: 5/2024/1221

Andrew Nichols



Object to Proposal

Comments regarding the proposed new 3 bedroom dwelling ref s62a/2024/0054:

1. The Highways Response under parking is incorrect on the proposed parking for Number 38 which will not have a garage as none is shown on the proposed plans.
2. Sandridge Parish Neighbourhood Plan Policy D4 number 4 says that a dwelling with greater than 2 bedrooms should have further off road parking with an additional parking space for each bedroom up to a maximum of 4. As the proposed dwelling has 3 bedrooms it does not meet the requirements for 3 off road parking spaces.
3. The proposed dwelling appears to be forward of the building line on Ardens Way.
4. The building materials are not in keeping with other buildings in Briar Road or Ardens Way and are not in keeping with the Sandridge Parish Neighbours plan Policy D4.
5. Site location plan shows the current garden of 38 Briar Road divided into two plots (front, red plot and rear, black plot). The current 38 Briar Road and proposed dwelling are in the red plot and there is no comment on the black plot.
 - 5a. Propose that if permission is granted for the proposed dwelling in the red plot there is a condition that no further dwellings are permitted on the site ie the black plot.