35 Clepington Road Dundee DD4 7EL

Formation of vehicle access

16/00567/FULL

Stobswell Forum is not opposed in principle to the provision of off-street parking space. However in a Conservation Area as in this case we consider that extra care must be taken especially where the off-street spaces are in the front garden. There is extensive and attractive boundary landscaping on all three sides of the garden. The Forum is disappointed by the quality of information provided in this case.

- there is no indication whether the landscaping on the west boundary falls within the development site,
- there is no indication as to whether the boundary landscaping will be retained and how much is to be removed,
- there is no indication of the colour of the proposed surface material,
- there is no indication as to how the breach in the boundary wall is to be made good.

At 4m the breach in the wall to secure access is excessive. Most drives in the area are 3m wide or less. An access of that width would require the removal of a considerable amount of the planting alonf the east boundary. Two car spaces would need 5m x 5.5m whereas 7.5 x 10m is proposed. This area of paving would accommodate 2 spaces at 5m x 5.5m plus turning space to allow vehicles to enter and leave in forward gear. This seems an excessive provision in such a wide, lightly trafficked, side street.

The Forum is concerned about the effect this monoblock and more importantly the sub-strate will have on the health of the boundary planting. Such a large area of hard surface will vastly increase the amount of water run-off. There is no reference in the application to SUDs provision or whether this amount of runoff can be accommodated in the present system. Whilst monoblock is supposed to be free draining the gaps very soon fill with earth, sand and grit then harbour seed and plant life.

Stobswell Forum would support this application subject appropriate conditions being applied;

- to restrict the width of the opening in the boundary wall
- to ensure that the opening for the access is made good using material from the downtakings,
- to protect all the boundary planting, except to create the access,
- to limit the colour of the mono-blocks to a single colour to match the masonry of the dwellinghouse,
- to ensure that the opening for the access is made good to a standard compatible for a site within a Conservation Area,
- to ensure the protection of all boundary landscaping, except for the creation of the access,
- to ensure that all planting lost in the creation of the access is replaced on a 2 for 1 basis,
- to restrict the number of vehicles parked in the front garden ground to two at any time,
- to prevent the use of the front garden ground for the parking of vans or caravans at all times.

Stobswell Forum