

26th March 2024

REF: GEDD1001

Ms Clare Martin
Senior Planning Officer
Development Management
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Dear Clare

Application to Vary Condition 11 (part retrospective) of Planning Permission F/21/92125 Relating to the Parking of Private Motor Vehicles at 185 Hursley Road, Chandlers Ford, Eastleigh, SO53 1JH

I refer to the above planning permission granted on 10th May 2022, and I write to apply for variation of condition 11 of the above consent, which states:

"The development hereby permitted shall not be occupied until a minimum of three car parking spaces, including the garage, has been provided within the curtilage of the site and thereafter maintained and kept available for the parking of private motor vehicles in connection with the residential use of the property."

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety."

Reason for the Condition

It is important to note that the cited reason for Condition 11 relates to a desire of the local planning authority to ensure that there is an adequate provision of on-site parking for the purpose of highway safety and it is abundantly clear that the local planning authority considers that three parking spaces is sufficient on site to maintain highway safety.

It is also important to note that the condition does not cite a need to prevent the garage from being used for other purposes.

What Has Happened

It is also important to note that "a minimum of three car parking spaces" have already been provided at the site and technically the garage has also been provided. A fully functional garage door with a level threshold has been installed and it is being retained.

However, the applicant does not wish to park vehicles in the garage.

The applicant wishes to have suitable flexibility to use the garage for a variety of purposes incidental to the enjoyment of the dwellinghouse, and that could include for example:

- the storage of bicycles for the whole family;
- use for storage of domestic items such as furniture or appliances;
- use as a base/workshop for a DIY project.

Driveway Size

The photographs provided below clearly demonstrate how three private motor vehicles can conveniently and safely park on the driveway of the host property, including a large vehicle.

The photographs also show that there is sufficient room between the three vehicles to allow good access to the dwelling at all times.



Photograph Showing the Driveway and Garage at the Application Site



Photograph Showing Three Vehicles on the Driveway with Ample Space Between

The applicant has been using the driveway in this way for many months now, and there have been no issues with regards to the applicants reversing off of the highway into the driveway.

The applicant completely understands the need to maintain three parking spaces for private motor vehicles at the dwelling at all times; but we do not believe that the garage needs to be retained to maintain highway safety because three spaces are comfortably and safely provided on the driveway.

We consider, in our experience, that to insist that the garage be retained solely for the parking of private motor vehicles would in this specific case be unreasonable.

It is politely requested that Condition 11 be varied to the following:

"The development hereby permitted shall not be occupied until a minimum of three car parking spaces, has been provided within the curtilage of the site and thereafter maintained and kept available for the parking of private motor vehicles in connection with the residential use of the property.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety."

We trust that these details are acceptable to the Local Planning Authority and we look forward to hearing from you in due course.

In the meantime, if you should have any comments or queries, please do not hesitate to contact me.

Yours sincerely



Nathan Turner
Assistant Planner

nathan@gillingsplanning.co.uk