

Item 8 - HW/HSE/21/00212 - 18 Whieldon Grange, Harlow

Consultations

Further comments have been received from the two neighbours who commented on the application originally. Points not previously raised are:

First neighbour:

- 18's garage is not used for parking and will only accommodate a small car, so Essex parking standards are not met.
- Internal work to the garage to support the building above could necessitate making the garage even smaller.
- Welcomes proposal for construction management plan.

Second neighbour:

- 18's garage is too small for a car and has never been used as a garage.
- All four-bedroom houses in Whieldon Grange have two parking spaces.
- Asks why two people living in a three-bedroom house need a fourth bedroom.

Officer Response

The property was no doubt originally granted planning permission on the basis it was considered to meet the Essex parking standards. Even if the garage is considered to be inadequate as a parking space, the Essex standards do not require an additional space being provided if the number of bedrooms in a house is increased from three to four. Thus a refusal on the basis of parking provision would not be justified.

The submitted plans do not show any significant internal works to the garage to accommodate the building above.