

THE CITY OF DURHAM TRUST

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
30 May 2022

DM/22/00951/FPA: The Beeches, Lowes Barn Bank

Dear Ms Scott

The City of Durham Trust finds this an objectionable solution to car parking. The property has a drive and garage and yet the applicant is seeking to purchase highway land, the grass verge, to create two more parking spaces parallel to the highway. Section 10 of the *Application Form* states that the intention is to create 1 additional space, but the documentation clearly shows 2 additional spaces.

Residents in such a location should be expected to maximise their in-curtilage space for parking purposes and not acquire more vehicles than they can reasonably accommodate. There are 7 metres of driveway within the curtilage of the property and 10 metres before the pavement is reached, so the drive could take two cars and a third in the garage. According to the *County Durham Parking and Accessibility Standards 2019*, a 3-bedroom residential property with a garage requires only 1 in-curtilage parking space. The Trust considers this a benchmark for judging that the application should be refused.

The Trust is aware that neighbouring properties have adopted a similar solution using highway land for parking, but they do not have drives or garages.

It is not clear how they intend to access this land from the highway. The location is admittedly awkward for parking as Lowes Barn Bank is narrow and busy, with frequent use by HGVs avoiding the Neville's Cross junction. This has led to cars being parked partly on the footway and consideration should be given to banning HGVs from using this road.

If permission were granted, the Trust would seek a condition that there would be a clear property boundary and that the cars would not stray onto the footway which must be maintained at a minimum 2 metres width.

The Trust has no comments to make about the associated application for an extension to the house.

Yours sincerely

John Lowe
Chair, City of Durham Trust