

17/7820/FUL - Wessex Court, 51 West End Lane Barnet EN5 2RA

Additional information concerning parking for the existing flats in the development

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The Chipping Barnet Area Planning Committee held in February 2018 referred the above application to the Planning Committee to enable additional information regarding parking provision for the Bell Hills Development to be provided prior to deciding the application. The applicant's agent has provided the information and Highways have been consulted to ensure that the parking provision would be sufficient for existing and future occupiers of Wessex Court and Bells Hill Development. The applicant has also submitted detailed landscape plans in support of the application, the plans shows that the quality of the existing amenity area will be improved through the provision of a winter garden, sensory garden and community garden. In addition, there will be a picnic area, seating areas and a low hedge will be provided to screen the amenity area from the car parking area. These measures will enable existing and future occupiers to utilise the area better. The Arboricultural Officer has been consulted and the response will be reported to committee as an addendum.

Analysis of Parking Provision

The existing number of residential units in Wessex Court is 16 with 16 garages. There are also 6 parking spaces formally laid out. An additional 8 units are proposed with an additional 10 parking spaces.

Gladstone Place has 5 residential units all with integral garages, while the Bells Hill Development (4-54 Bells Hill) has 26 residential units with 41 spaces (14 garages and 26 parking spaces). The total number of residential units including this application is 55 units and the total number of parking spaces would be 77 spaces.

Highways have assessed the application and have stated that:

- the parking requirements for Wessex Court would be between 10 to 21 parking spaces in accordance with the DM17 Parking Policy. Therefore, the existing parking garages/spaces available for the existing development is considered acceptable on highway grounds.
- The parking provision required for the proposed new development would be between 7 to 11.5 parking spaces therefore the proposed 10 parking spaces is in accordance with the DM17 Parking policy and therefore acceptable on highway grounds.

In view of the above, the proposed development would be in accordance with policy DM01 and there is no change to the Officer's recommendation for approval.