

Statement in support of application ref. 20211309

A previous application (20201243) was for a two storey building. It comprised valet booth, video/photographic studio and parts store to the ground floor with 4 no flats on the first floor. It was refused.

The grounds for refusal made no mention of parking issues. We are surprised that this issue should be raised at this juncture.

All the other grounds for refusal have been addressed in the current application:

1. Flats omitted
2. Ditto
3. Foundation type (Piling) noted in D+A Statement dated Sept. 2021 to eliminate harm to or loss of trees adjacent to the site.
4. No longer applicable.

It is noted (e-mail from Amanda Grout dated 3 Feb 22) that "The site and the road to the side are constantly very full of cars." The site is a car showroom and used car business so it is highly likely that it will be full of cars.

As to the road adjacent (Raphael Road), this is often full of parked cars both sides in an Easterly direction, as is Elliott Street. There is a mix of residents' cars, visitors, shoppers, etc. Roadside parking cannot be entirely attributed to the G+M business.

Parking standards have been adhered to in the current scheme and a layout provided showing where the bays (historical and proposed) are allocated.

It is noted (e-mail as above) "...parking issues on this site, which will only be made worse by the larger building." We would argue that parking issues will not be made worse at all. All the proposed facilities are to serve in-house matters and will not generate increased traffic. If anything it will serve to decrease numbers.

The existing run-down workshop is proposed to be demolished.

The video/photographic studio is for cars already situated on site. It will serve as a proper facility rather than the temporary measures that are in place now. Selling cars has moved on such that online support is an essential tool these days. Many online purchases involve delivery of vehicles to customer addresses, eliminating customer visits and parking issues.

The store is proposed as an in-house facility to upgrade the existing. It is not a shop serving the public.

The proposed valet booth is, once again, for cars that are already situated on site and in the process of sale. It would be a great improvement on the current arrangement.

In response to the statement (e-mail as above) "a plan of all parking spaces and what they will be used for....may be useful...", we would say that G+M would be happy to erect signs to indicate the use to which each bay is allocated. However, aside from visitor parking all vehicles entering the site for the purposes of servicing and mot are ultimately handled by staff members.

The replacement of the run-down workshop building by a smart new building will, surely, be an improvement to the area.