

Mr Richard Taylor comments

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All planning policy refers to parking spaces, but do not define them. In 2010 Rochford District Council confirmed that 70% of all garages were unusable for the storage of vehicles as they were too small. They advised 2.9 x 5.5m as the optimum. BS 8300 takes this to another level. If garaging is to be included on a development then it must be adequately defined. The planning inspectorate say that they simply use the prescribed standards to adjudicate, so you need to define the minimum for a modern society.

A parking space effectively 'steals' space from the adjacent space, probably gaining 200 - 300mm, but reference is constantly being made to 2.4 x 4.8m as a parking space. This is inadequate as this was the standard in the 1970's. Cars have grown in size since then.

Developments need to be real for today. In planning terms you can not require two spaces per house on a development, but create one space plus a store. If you mean two spaces, then a garage needs to be to the right size to accommodate a car or it has to be two parking spaces with no garage. Failure to do this results in cars having to park elsewhere, thereby ruining a development.