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Parking Design and Management Plan rev. B

Address: Zayani Restaurant, 395 Sipson Road, Sipson UB7 0HU

Reference: 24/06198/FUL

Decision date: 21 January 2025

Description: Change of use from restaurant (Class E) to 3 x flats (Class C3) (Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Condition 4: No building or use hereby permitted shall be occupied until a Parking Design and Management Plan ensuring that no more than 4 car parking spaces are allocated and leased, not sold, to the dwellings to which they relate have been prepared, submitted to and approved in writing by the Highway Authority. The measures shall thereafter be implemented in accordance with the approved Parking Design and Management Plan for the lifetime of the development. The Parking Design and Management Plan shall include details relating to how parking within the remaining areas of car parking not allocated to the residential dwellings shall be prevented.

Introduction

This Parking Design and Management Plan is to discharge Condition 4 of the Prior Approval Application 4/06198/FUL. It has been prepared in accordance with the requirements of the Hillingdon Local Plan, London Plan, and relevant planning conditions attached to the proposed conversion of the existing public house. Its purpose is to detail the layout, allocation, exclusion measures for the larger car park, and ongoing management of parking provision to discharge the relevant condition.

Parking Arrangement

- The client is retaining the houses and leasing on assured shorthold tenancies.
- The development will provide 4 dedicated parking spaces for residential use only.
- There will be no use of the existing larger car park by residents or visitors to the development. Physical measures (such as planters and appropriate barriers) will be installed and maintained to block car access and pedestrian shortcuts from the new dwellings to the larger car park.

Management and Enforcement

- Parking Spaces information will be provided to future residents.
- The parking will be centrally managed and, if a tenant wants a space for the duration of their tenancy, a space will be allocated via a Licence.
- Signage will clearly identify the area as private and indicate that residents are not eligible for Council car park or controlled parking zone permits.
- The blocked-off car park area will be regularly inspected and planters/barriers maintained to prevent unauthorised access.

For the avoidance of doubt the parking allocations will be:

- Short- or medium-term only;
- Fully discretionary under the management company;
- Subject to reassignment, rotation, reduction or withdrawal over time;
- Not linked in any permanent or quasi-permanent form to any dwelling.

Monitoring and Review

- The management company or nominated agent will monitor allocation and barrier condition annually,
- Any amendments to the parking scheme arising from future changes will be submitted for approval as required by condition.

Conclusion

This plan demonstrates how the parking provision complies with policy, is allocated solely to residents, and excludes use of the larger car park, with ongoing management and review measures in place.