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Parking Design and Management Plan

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 development will provide 4 dedicated parking spaces for residential use only.
- Each parking space will be permanently allocated to a specific residential unit within the scheme and this allocation will be maintained and enforced for the lifetime of the development.
- 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

- The Parking Spaces have been allocated and this information will be provided to future residents, detailing which unit is allocated which bay, with legal covenants on title and tenancy agreements ensuring adherence.
- 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.

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.