

**Public questions received at Dulwich Community Council
28 September 2016**

Question	Response
<p>Residents are increasingly concerned by the growing number of car bays being built in front gardens, which is destroying the character of the street, eroding green space and restricting free-to-all parking; indeed it seems to be a trend in Dulwich generally and I am alarmed that the green character of the area is being dismantled. Turney Road, for example, and the houses in the general area weren't built to accommodate cars in such a way and the installation of concrete in place of garden space is not friendly to the environment. Cars also increasingly stick out into the pavement area, impeding access for those walking, with push chairs etc. Can the council put an initial moratorium on permission being granted for any more of these car bays in Turney Road (and possibly Dulwich generally) before a majority of the space outside houses is taken up by them. At very most there should be a small percentage limit on street space they can take up in front of housing - perhaps 20% in any street - but there really is no reason why they should be necessary.</p>	<p>The council follows the process outlined below for any crossovers that would require planning permission.</p> <p>Applications for crossovers are reviewed on a case-by-case basis. Planning permission is only required, if the road is either on the strategic road network (SRN) or a classified road. It would also apply in a conservation area. All applications have to be approved by the highway authority and each application is assessed against the council's vehicle crossover standards. If planning approval is required, an approval by the council's highways section must be obtained as part of the process. The current grounds for refusal would likely be that the application does not meet the highway standards. If the application is located in a controlled parking zone (CPZ), any changes to the CPZ would require a change to the traffic management order. This process would require formal public consultation.</p> <p>In terms of the paving of front gardens with a hard permeable surface, this is prescribed as a type of permitted development in the General Permitted Development Order 2015 (GPDO 2015). The GPDO is a piece of national legislation which sets out what types of development do not require planning approval from the local planning authority. Therefore, in these circumstances the council can exert limited control over this type of development.</p> <p>Local planning authorities are able to implement local exemptions from certain permitted development rights through tools called Article 4 Directions, provided they are justified with a robust evidence base and, ideally, the council has a policy in place to manage any proposed development which the council would subsequently be in control of approving or refusing as a result of the direction.</p> <p>The council does not currently have such an evidence base to justify an Article 4 direction for the paving of front gardens and does not currently have a policy in place to manage any such development. Further to this, it has not been identified as an issue to address through new policy in the draft version of the New Southwark Plan, which contains draft borough-wide planning policies. Therefore officers are not currently able to implement an immediate Article 4 Direction for this type of permitted development. Officers can file the concern raised by the questioner over the issue as a consultation response and will carefully consider the issue when drafting the next version of the policies next year.</p>

	<p>Both the council's existing adopted policy (the saved Southwark Plan policies and the Core Strategy) and the New Southwark Plan contain high-level policies for development management on public realm, accessibility, parking, highways impacts and heritage and character and flood risk which the concerns raised relate to and which any relevant development proposals are assessed against. The Dulwich Supplementary Planning Document (SPD) which contains further detailed guidance on how the council's policies should be implemented, contains information on paving of front gardens in the area (section 6.9 page 54).</p> <p>Planning permission is required for impermeable paving of 5sqm or more and the New Southwark Plan policy DM63 (flood risk) contains wording to address this.</p>
<p>"What is the council doing about the big vans parking and selling items in Court Lane?"</p>	<p>The only complaints officers have received about Court Lane concerned an ice cream vehicle that used to park on double yellow lines outside the park. Parking enforcement operatives got the van to move, as it could not legitimately stay on the double yellow lines and trade without getting parking tickets. Park wardens also used to alert other officers to problems with this, but have not done so recently.</p> <p>If residents wish to report any such trading taking place in Court Lane that they would like the council to investigate, they should ring 020 7525 6000 or email: hannah.lilley@southwark.gov.uk.</p>