

**REPORT OF THE HEAD OF PLANNING & REGENERATION**

**MINIMUM GARAGE SIZES FOR NEW DEVELOPMENT**

**REASON FOR REPORT**

1. To consider a establishing a standard for garages on new development setting a minimum size.

**RECOMMENDATION**

1. **That a standard minimum garage size be adopted by the Council when determining applications:**  
Single garage – minimum size 6 metres long x 3 metres wide.  
Double garage – minimum size 6 metres long x 6 metres wide.  
(Measurements are internal between piers)

**RELATIONSHIP TO CORPORATE PLAN**

1. The Council's Corporate Plan sets priorities including managing the environment. One of the identified key challenges is to investigate traffic and parking issues in our three major towns. Establishing minimum garage sizes for new development will assist in improving the quality of the environment.

**CONSULTATION CARRIED OUT WITH:**

1. Highway Authority.

**1.0 BACKGROUND**

1.1 When residential planning applications are received one of the parking spaces is often accommodated within a garage. This space should be of sufficient size to be useable. It has come to the attention of the Head of Planning and Regeneration that problems are being experienced by the users of some residential garages, particularly on recently constructed housing estates. The size of the garages being provided is in some cases resulting in owners having insufficient space to park their cars or to open the vehicle doors once inside. Problems being experienced in their use are contributing to on street parking and congestion.

**2.0 PROPOSED MINIMUM STANDARD FOR GARAGE SIZE.**

2.1 In an attempt to address this issue, it is proposed to adopt a standard for minimum garages size for all new garages proposed across the District where planning permission is required. This approach has already been followed by Hampshire County Council. Within their 2006 Parking Strategy and Standards document is the following:

'Where a garage is provided, each garage will be designed as one car space plus one cycle space. Standard garage size should allow enough space for a car and cycle (recommend at least 6m x 3m internal dimensions), although garages are not always used for storing cars.'

2.2 Consultation has taken place with Devon Highway Authority and the following response received:

28<sup>th</sup> July 2006 – 'My previous recommendation for a minimum internal garage size (6m x 2.8m) was based upon our minimum driveway width "between walls" which would allow a person to actually get out of the car with relative ease from either side.

It did not include for the provision of cycle parking alongside the car within the garage as the Hampshire CC Guide does. However the MDDC Local Plan does require the provision of cycle parking on new development and within the garage is a logical location for it. On that basis I would fully support the minimum internal garage size quoted in the Hampshire CC Guide (6m x 3m) which allows for cycle parking within the garage.'

2.3 The Adopted Mid Devon Local Plan First Alteration 2006 requires convenient, safe and secure cycle parking within policy S8 on vehicle parking. The adoption of a minimum garage size of 6 metres x 3 metres (single) and 6 metres x 6 metres (double) would allow for a car and cycle parking to be accommodated within the garage with sufficient room. It would assist in delivering both the car and cycle parking requirements of this policy and aid in encouraging cycle use. The proposed minimum sizes are measured internally and where the construction of the garage includes piers, the minimum size is between the piers. It is proposed that these minimum sizes be adopted and used as a consideration in determining planning applications.

Contact for any more information	Mrs Jenny Clifford (01884 234346)
Background Papers	Adopted Mid Devon Local Plan First Alteration policy S8
File Reference	
Circulation of the Report	