

**GREAT LINFORD PARISH COUNCIL
PLANNING POLICY GUIDE
FITTING DOORS TO A CARPORT**

CARPORTS

Recent housing developments often include car ports rather than garages.

Carports can be designed in the following configurations:

- A. Integral in a terrace of dwellings, often a 'drive through' to another parking space at the rear.
- B. As an undercroft, with a flat or apartment over.
- C. Or an attached/detached single/double carport at the side of the dwelling.
- D. They may have direct access to the highway or be located in a rear parking court.

Residents often believe they do not have enough storage space for; garden equipment, spare furniture, or a wine collection and so make an application to enclose their car port, not as place to keep a car but as additional storage space for their household goods.

WHY IS A GARAGE NOT A PARKING SPACE?

MKC POLICY

Parking Standards SPD 2005

Page 5. 3.3 Parking provision for dwellings

"Garages do not count as parking spaces, as surveys have shown that the majority of homeowners do not use them for parking, as garages are lockable and therefore relatively secure, homeowners tend to use them as storage for various household items."

"All new dwellings should normally have at least one off-street parking space which is independently accessible and which can be used to park, load, unload, maintain and wash the occupant's vehicle. Garages are not considered to provide all these functions and therefore parking provision for dwellings with only one off-street parking space should not be in the form of a garage."

New residential Design Guide SPD 2012

Page 75 Parking Standards 3.10.1.

"Garages are an important design feature of residential developments, which if well designed can provide useful additional space for dwellings. Garages with minimum internal dimensions of 3 x 7 metres are considered large enough for the average sized family car and cycles, as well as some storage space."

Page 83 84 Parking Standards Size of parking spaces 3.10.34. [Summary of diagram information]

- The internal dimensions required for a garage are 3 metres x 7 metres.
- Parking spaces should be a minimum of 5.0m x 2.5m.
- Where the parking space adjoins a wall/fence or dwelling an additional 1.0m wide space should be provided.
- Each space must be independently accessible - no 'tandem' parking.

APPLICATIONS TO ENCLOSE A CARPORT

Key considerations before recommending approval of an application to enclose a car port.

1. Would enclosing the carport/s remove one or more of the required onplot parking spaces allocated to the property, contrary to Planning Policy T15 (ii)?
2. Is alternative on-plot parking space/s available on land in the same ownership of the dwelling, with the required dimension as set out in the New Residential Design Guide Parking Standards 3.10.34?
3. Would it be possible to park the required number of vehicles in front of the converted carport without compromising the footway or highway?
4. Can a vehicle/s, be parked in front of the converted carport, set back by at least 1m to allow the up and over door to be opened as required in the New Residential Design Guide Parking Standards 3.10.34?
5. Would the loss of the carport parking space result in on-street parking and/or inappropriate parking to the detriment of highway safety and convenience contrary to Planning Policy T15 (ii)?