



www.johnsroadra.org.uk

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VERY IMPORTANT NOTICE TO ALL JRRA RESIDENTS

Re 42 Paynesfield Road

The owner has applied for a Certificate of Lawfulness (CofL) to erect a garage adjacent to our layby boundary with access onto Johns Road. The JRRA Committee are objecting to this application as it will have an effect on many residents. The grounds for our objections are set out below.

- SCC confirms that Johns Road is a Private Road with Bridleway access for Horses, Cyclists, Walkers and residents' cars only.
- There is no garage there at present so no precedent has been set.
- Making access to this garage will be limiting parking spaces for Johns Road residents.
- If garage is situated alongside left fence and doors open directly onto Johns Road this would use up 2 parking spaces and one space in this layby has to be left clear for turning Ambulances, Residents, and Delivery vehicles etc.
- The garage entrance would necessitate the removal of the Buddleia etc.
- Access to proposed garage would prevent residents and visitors to Johns Road from parking in a safe place which does not block the carriageway for larger vehicles and emergency vehicles.
- Parking outside Nos. 14 – 22 will be extremely difficult.
- The building line of this garage will be forward of the bungalow Windy Ridge.
- The application must show a plan identifying the development and a statement setting out anyone with an interest in the land. The right to build is subject to conditions and limitations to control impact and to protect local amenity.
- Section 7 on the application form - Grounds for Application cites Planning Application No PO/2015/1283. This is a house in Hookwood Park, Limpsfield, so it would appear to be irrelevant.
- An application for a Certificate of Lawfulness must state the name & address of any other person known to have an interest in the land and if that person has been notified. The people living opposite the layby have not been notified.

The deadline for our comments to Tandridge District Council is 16th August so if you have any comments PLEASE LET US KNOW BY SUNDAY 6TH AUGUST. Email to the above address, or letter to Chris Lovelace at Braeside or Linda Bennett at Hornbeams.