

## 6. STRUCTURE ON STREET APPLICATION: 203 TAYLORS MISTAKE ROAD

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The purpose of this report is to seek the Board's approval to replace an existing single garage with a double garage wholly on legal road and along the applicant's road frontage at 203 Taylors Mistake Road. The location is as indicated on Plans A1 to A3 attached.

### BACKGROUND

The existing single garage is in need of major repair and in this application the proposal is to shift the new double garage further along the frontage enabling additional carparking spaces for the applicant without disadvantaging neighbouring properties. There is only one common vehicle crossing serving the three garages wholly on legal road.

The proposal is below the road and between 700 mm and 1.2 m of the garage will protrude above the road level. This proposal also includes the construction of retaining walls along the edge of the roadway and these structures will form the support for a future footpath along Taylors Mistake Road. (This section of road is programmed for upgrading next financial year.)

The building of a garage on the applicant's land will incur extensive remodelling of the existing dwelling and this request is consistent with the Council's policy for approving garages on legal road. The neighbours have also consented to the proposal and accordingly it is recommended approval be given subject to:

1. Deed of licence being entered into with the Council.
2. Resource and building consents being obtained.
3. The owner being entirely responsible for the stability, safety and future maintenance of the bank, driveway and formation work associated with the structure.
4. The site being kept in a tidy condition at all times during the course of construction.
5. Construction of the structures being commenced within six months and completed within 12 months or the approval will lapse.
6. All surface run off being discharged to an approved outlet.

### Staff

**Recommendation:** That the application be approved subject to the above conditions 1 to 6.

### Chairperson's

**Recommendation:** For discussion.