

Ms Elizabeth Flynn  
12 Flat 1  
Hutchison Crossway  
Edinburgh  
Scotland  
EH14 1RT

**Decision date: 18 November 2019**

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACTS  
DEVELOPMENT MANAGEMENT PROCEDURE (SCOTLAND) REGULATIONS 2013**

Formation of new two vehicle driveway in part of front garden using slabs and gravel with access via sliding metal gate formed within existing steel fence.  
At Flat 1 12 Hutchison Crossway Edinburgh EH14 1RT

**Application No:** 19/04379/FUL

**DECISION NOTICE**

With reference to your application for Planning Permission registered on 20 September 2019, this has been decided by **Local Delegated Decision**. The Council in exercise of its powers under the Town and Country Planning (Scotland) Acts and regulations, now determines the application as **Refused** in accordance with the particulars given in the application.

Any condition(s) attached to this consent, with reasons for imposing them, or reasons for refusal, are shown below;

**Conditions:-**

**Reasons:-**

1. The proposal would not accord with neighbourhood character and would be detrimental to the amenity of the area.

Please see the guidance notes on our [decision page](#) for further information, including how to appeal or review your decision.

Drawings 01 and 02A., represent the determined scheme. Full details of the application can be found on the [Planning and Building Standards Online Services](#)

The reason why the Council made this decision is as follows:

The proposal is not of an acceptable scale or form, would be detrimental to neighbourhood character and amenity and does not comply with Edinburgh Local Development Plan Policies Des 12 and Env 12 and to the non-statutory "Guidance for Householders". There are no material planning considerations which would justify approval.

This determination does not carry with it any necessary consent or approval for the proposed development under other statutory enactments.

Should you have a specific enquiry regarding this decision please contact Val Malone directly on 0131 529 3485.

*D R Leech*

**Chief Planning Officer**  
**PLACE**  
**The City of Edinburgh Council**

## NOTES

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 within three months beginning with the date of this notice. The Notice of Review can be made online at [www.eplanning.scot](http://www.eplanning.scot) or forms can be downloaded from that website. Paper forms should be addressed to the City of Edinburgh Planning Local Review Body, G.2, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. For enquiries about the Local Review Body, please email [localreviewbody@edinburgh.gov.uk](mailto:localreviewbody@edinburgh.gov.uk).

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

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# Report of Handling

**Application for Planning Permission 19/04379/FUL  
At Flat 1, 12 Hutchison Crossway, Edinburgh  
Formation of new two vehicle driveway in part of front  
garden using slabs and gravel with access via sliding metal  
gate formed within existing steel fence.**

<b>Item</b>	Local Delegated Decision
<b>Application number</b>	19/04379/FUL
<b>Wards</b>	B09 - Fountainbridge/Craiglockhart

## Summary

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The proposal is not of an acceptable scale or form, would be detrimental to neighbourhood character and amenity and does not comply with Edinburgh Local Development Plan Policies Des 12 and Env 12 and to the non-statutory "Guidance for Householders". There are no material planning considerations which would justify approval.

## Links

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<a href="#"><u>Policies and guidance for this application</u></a>	LDES12, LEN12, NSHOU,
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# Report of handling

## Recommendations

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**1.1** It is recommended that this application be Refused for the reasons below.

## Background

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### 2.1 Site description

The application site is a ground floor flat in a three storey block of flats on the north-east side of Hutchison Crossway. The flats themselves are set back from the street, with a grass strip with trees between the pavement and the carriageway of the road. The ground floor flat owns all of the garden area to the front of the block.

### 2.2 Site History

No relevant planning history on Uniform for this property.

Other relevant applications:

24 March 2019 planning permission granted for the formation of a new vehicle access to the front garden with a gate and gravel parking area at Flat 2, 12 Hutchison Crossway, (17/00303/FUL).

10 November 1998 planning permission granted for the formation of a vehicular access at 46 Hutchison Crossway, (98/00074/CEC). This does not appear to have been implemented.

24 September 1997 planning permission refused for formation of a run-in at 38 Hutchison Crossway, (97/01151/FUL).

## Main report

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### 3.1 Description Of The Proposal

The application proposes the formation of a driveway 6 metres wide by 7.5 metres long in mixed slabs and gravel within the front garden area. It would be accessed by a tarmac strip over the current grass verge, 3 metres wide. A metal gate would secure the 3 metre wide entrance to the garden.

### 3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

### **3.3 Assessment**

To address these determining issues, it needs to be considered whether:

- (a). The proposed scale, form and design is acceptable and would accord with neighbourhood character;
- (b). The proposal will cause an unreasonable loss to neighbouring amenity;
- (c). Any impacts on equalities or human rights are acceptable;
- (d). Any comments raised have been addressed.

(a). The proposed driveway would measure 7.5 by 6 metres in size, which represents 33.2% of the front garden area. The non-statutory "Guidance for Householders" advises that parking spaces in front gardens should be a maximum of 21 square metres or 25% of the area, whichever is the greater. This parking space would exceed this criterion and would be an overly dominant feature in this amenity space, detracting from its green character.

The adjoining front garden contains a parking space; that front garden, however, is considerable larger and its parking space only represents 14.5% of its area. Notwithstanding the presence of this parking space, run-ins or parking spaces in front gardens are not a characteristic of Hutchison Crossway or this general residential area.

More critically, the removal and paving over of the grass verge would have an adverse effect on the health and future of the mature tree to the north. Grass verges and mature trees are a striking characteristic of Hutchison Crossway and make a very positive contribution to the amenity of this area. Edinburgh Local Development Plan Policy (ELDP) Env 12 presumes against development likely to have a damaging impact on trees worth of retention unless necessary for good arboricultural reasons and, if permission would be forthcoming, replacement planting would be required to offset any loss to amenity. Historical photographs indicate that there previously was a tree closer to the access path to No. 12 and this proposal would adversely affect the ability to re-plant a tree here.

There are no objections on transport grounds and Hutchison Crossway is not a controlled parking area. On balance, however, amenity issues are considered to take precedence over transport considerations in this instance.

The proposal is not of an acceptable scale or form, would be detrimental to neighbourhood character and does not comply with ELDP Policies Des 12 and Env 12 and to the non-statutory "Guidance for Householders".

(b). The proposal complies with the aims and objectives of the non-statutory "Guidance for Householders" in relation to the protection of neighbouring residential amenity.

(c). There would be no impact on equalities and human rights.

(d). The public comments can be summarised and addressed as follows:

Inaccuracies in the proposed drawings submitted - these were minor and have been corrected.

Objection to the proposal on the grounds of the effect it would have on on-street parking, in a street with heavy demand for this - there are no parking restrictions currently on this street and this issue is not within the scope of planning legislation.

More spaces specifically for users with disabilities should be provided - not within the scope of planning legislation.

The driveway is not necessary - necessity is not a ground for refusal of a planning application.

It is recommended that this application be Refused for the reasons below.

### **3.4 Conditions/reasons/informatives**

#### **Reasons:-**

1. The proposal would not accord with neighbourhood character and would be detrimental to the amenity of the area.

## **Risk, Policy, compliance and governance impact**

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**4.1** Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

## **Equalities impact**

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### **5.1 The equalities impact has been assessed as follows:**

The application has been assessed and has no impact in terms of equalities or human rights.

## Consultation and engagement

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### 6.1 Pre-Application Process

There is no pre-application process history.

### 6.2 Publicity summary of representations and Community Council comments

Four representations have been received from members of the public; these are summarised and addressed in the Assessment Section of this Report.

### Background reading / external references

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- To view details of the application go to
- [Planning and Building Standards online services](#)



## **Statutory Development**

### **Plan Provision**

The application site is identified as being within the urban area in the adopted Edinburgh Local Development Plan 2016.

### **Date registered**

20 September 2019

### **Drawing numbers/Scheme**

01 and 02A.,

Scheme 1

David R. Leslie  
Chief Planning Officer  
PLACE  
The City of Edinburgh Council

Contact: Val Malone, Senior planning officer  
E-mail:val.malone@edinburgh.gov.uk Tel:0131 529 3485

## **Links - Policies**

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### **Relevant Policies:**

LDP Policy Des 12 (Alterations and Extensions) sets criteria for assessing alterations and extensions to existing buildings.

LDP Policy Env 12 (Trees) sets out tree protection requirements for new development.

**Non-statutory guidelines** 'GUIDANCE FOR HOUSEHOLDERS' provides guidance for proposals to alter or extend houses or flats.

# Appendix 1

## Consultations

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### ROADS AUTHORITY ISSUES

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. Any off-street parking space should comply with the Council's Guidance for Householders (see [http://www.edinburgh.gov.uk/download/downloads/id/704/guidance\\_for\\_householders](http://www.edinburgh.gov.uk/download/downloads/id/704/guidance_for_householders)) including:
  - a. Access to any car parking area is to be by dropped kerb (i.e. not bell mouth);
  - b. A length of 2 metres nearest the road should be paved in a solid material to prevent deleterious material (e.g. loose chippings) being carried on to the road;
  - c. Any gate or doors must open inwards onto the property;
  - d. Any hard standing outside should be porous, to comply with 'Guidance for Householders' published in December 2012;
  - e. The works to form a footway crossing must be carried out under permit and in accordance with the specifications. See Road Occupation Permits [http://www.edinburgh.gov.uk/downloads/file/1263/apply\\_for\\_permission\\_to\\_create\\_or\\_alter\\_a\\_driveway\\_or\\_other\\_access\\_point](http://www.edinburgh.gov.uk/downloads/file/1263/apply_for_permission_to_create_or_alter_a_driveway_or_other_access_point).

END

# Comments for Planning Application 19/04379/FUL

## Application Summary

Application Number: 19/04379/FUL

Address: Flat 1 12 Hutchison Crossway Edinburgh EH14 1RT

Proposal: Formation of new two vehicle driveway in part of front garden using slabs and gravel with access via sliding metal gate formed within existing steel fence.

Case Officer: Val Malone

## Customer Details

Name: Miss Azra Ciloglu

Address: 12/4 Hutchison Crossway Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is limited parking in the street as is at the moment. Another driveway in the street which is not required is just unnecessary

# Comments for Planning Application 19/04379/FUL

## Application Summary

Application Number: 19/04379/FUL

Address: Flat 1 12 Hutchison Crossway Edinburgh EH14 1RT

Proposal: Formation of new two vehicle driveway in part of front garden using slabs and gravel with access via sliding metal gate formed within existing steel fence.

Case Officer: Val Malone

## Customer Details

Name: Mr Tarik Ciloglu

Address: 12/6 Hutchison Crossway Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: There is limited parking in the street as is at the moment. Another driveway in the street which is not required is just unnecessary

# Comments for Planning Application 19/04379/FUL

## Application Summary

Application Number: 19/04379/FUL

Address: Flat 1 12 Hutchison Crossway Edinburgh EH14 1RT

Proposal: Formation of new two vehicle driveway in part of front garden using slabs and gravel with access via sliding metal gate formed within existing steel fence.

Case Officer: Val Malone

## Customer Details

Name: Miss Elizabeth Raven

Address: 14/1 Hutchison Crossway Edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: If 2 parking spaces are to be created in this garden then another 2 spaces cannot be used on the street to allow access. It does not seem fair for the other residents who do not have gardens to have less parking spaces than they previously had. When there is a rugby or football match or a concert at Murrayfield the residents can't move their cars or they can't get back into the street. I have chronic fatigue and need to hire taxis to do my shopping, if they can't park near my flat it is a problem. Football and rugby fans will park on the grass verges or double park if there is no space.

# Comments for Planning Application 19/04379/FUL

## Application Summary

Application Number: 19/04379/FUL

Address: Flat 1 12 Hutchison Crossway Edinburgh EH14 1RT

Proposal: Formation of new two vehicle driveway in part of front garden using slabs and gravel with access via sliding metal gate formed within existing steel fence.

Case Officer: Val Malone

## Customer Details

Name: Mrs catherine mckenzie

Address: 14/6 edinburgh

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:A full and comprehensive comments letter has been submitted to Edinburgh Council planning department

Week ending eleventh of October 2019 and to date awaiting a response...

**From:** Planning  
**Sent:** Mon, 10 Feb 2020 15:50:37 +0000  
**To:** Local Review Body;Val Malone  
**Subject:** FW: Planning appeal for 12/1 hutchison crossway edinburgh

**From:** Cath Mckenzie [REDACTED]  
**Sent:** 10 February 2020 10:05  
**To:** Planning [REDACTED]  
**Subject:** Planning appeal for 12/1 hutchison crossway edinburgh

I'm emailing you on the concerns that 12/1 hutchison crossway edinburgh has made an appeal for her driveway .. On the first case this applicant was refused and it was due to neighbours and the environment scotland .There was no appeal on this refusal..... I have read this ladies appeal letter and found it to be a lot of lies...I have lived here for 26 years and never had any difficulties in parking. Also would like to add this lady's daughter uses her disability car for her own use and the own off the car only uses the car around once or twice a month if your lucky.. I seen the pictures that she has given you and is not off hutchison crossway edinburgh and there is the pdsa and a church and the bowling club which should not be included. I would like to also add that this applicant has never used a wheelchair in her 26 years that I have lived here.... I think you should take good look at the rufusal from yourself... I will take this further if this applicant get her driveway as the environment will be interested. Your mrs c mckenzie.



Business Centre G.2 Waverley Court 4 East Market Street Edinburgh EH8 8BG Tel: 0131 529 3550 Fax: 0131 529 6206 Email: [planning.systems@edinburgh.gov.uk](mailto:planning.systems@edinburgh.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE      100224062-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant    Agent

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Ms"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Elizabeth"/>	Building Number:	<input type="text" value="12-1"/>
Last Name: *	<input type="text" value="Flynn"/>	Address 1 (Street): *	<input type="text" value="Hutchison Crossway"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="██████████"/>	Town/City: *	<input type="text" value="Edinburgh"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="EH14 1RT"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="██"/>		

## Site Address Details

Planning Authority:

City of Edinburgh Council

Full postal address of the site (including postcode where available):

Address 1:

FLAT 1

Address 2:

12 HUTCHISON CROSSWAY

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

EDINBURGH

Post Code:

EH14 1RT

Please identify/describe the location of the site or sites

Northing

671700

Easting

322454

## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Formation of new two vehicle driveway in part of front garden using slabs and gravel with access via sliding metal gate formed within existing steel fence.

## Type of Application

What type of application did you submit to the planning authority? \*

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? \*

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The reason I wish a review as I do not agree with the refusal. The character of the neighbourhood now includes driveways, please see attached photo's. Heavy demand for parking in the area thus causing congestion, please see supporting photo's. I am disabled, and have great difficulty walking even short distances, with limited mobility. Using a stick and sometimes a wheelchair. I do have a blue badge for my car allowing partial independence, at this time a driveway would make this better.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

Yes  No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

I was not aware that officer making the decision was not party to all details given on my application and that they would not be aware that I had sent a copy of my blue badge, and that I am disabled. Also because of the reason for refusal I have researched the area for other driveways, please see supporting documents with photos.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

-Description of character of the local area and further information regarding application. -Listing driveways granted and photos of all driveways in use and explaining and showing heavy congestion.

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

19/04379/FUL

What date was the application submitted to the planning authority? \*

20/09/2019

What date was the decision issued by the planning authority? \*

18/11/2019

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

Yes  No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

Yes  No

Is it possible for the site to be accessed safely and without barriers to entry? \*

Yes  No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

Yes  No

Have you provided the date and reference number of the application which is the subject of this review? \*

Yes  No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

Yes  No  N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

Yes  No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

Yes  No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Ms Elizabeth Flynn

Declaration Date: 12/01/2020

## Proposal Details

Proposal Name	100224062
Proposal Description	I am appealing the refusal of my proposed plans for a driveway at the above address.
Address	FLAT 1, 12 HUTCHISON CROSSWAY, EDINBURGH, EH14 1RT
Local Authority	City of Edinburgh Council
Application Online Reference	100224062-001

## Application Status

Form	complete
Main Details	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

## Attachment Details

Notice of Review	System	A4
A Location Plan	Attached	A4
Proposed plans	Attached	A4
Photo	Attached	A4
Photograph	Attached	A4
Supporting Documents	Attached	A4
Supporting Photographs 1	Attached	A4
Supporting Photographs 2	Attached	A4
Notice_of_Review-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Notice of Review-001.xml	Attached	A0

The local character is currently made up of gardens and driveways.

The following Residential Properties with driveways that cross grassy embankments and or footpaths all enter and exit onto Hutchison crossway are as follows:

- First – The house next to church has 2 access routes one to a driveway and one to a garage.
  - No 1 Hutchison Crossway
  - 12 flat 2 Hutchison Crossway – application Granted March 2019
  - 42 Hutchison Crossway – application Granted November 1998
  - 46 Hutchison Crossway – application Granted November 1998
- Commercial:
- 2 Hutchison Crossway PDSA
  - 9 Hutchison Crossway St Cuthbert's School
  - Bainfield Bowling Club

As I am disabled, and have great difficulty walking even short distances, with limited mobility, using a walking stick and sometimes a wheelchair. I do have a blue badge for my car allowing partial independence at this time a driveway would make this better.

I would like to be able to come and go to my home of many years with ease.

Due to the increase in traffic over the many years I have lived here it has become increasingly difficult to park close by, I would be grateful to have a dedicated parking area. This would I believe also help to keep traffic off this section of the road, as does the driveway next door.

Currently due to the high congestion within this street at all times of day and evening I have resorted to having family meet me and take me home, at other times I have tried to wait in my car until a space became available, I am unfortunately not able to do this.

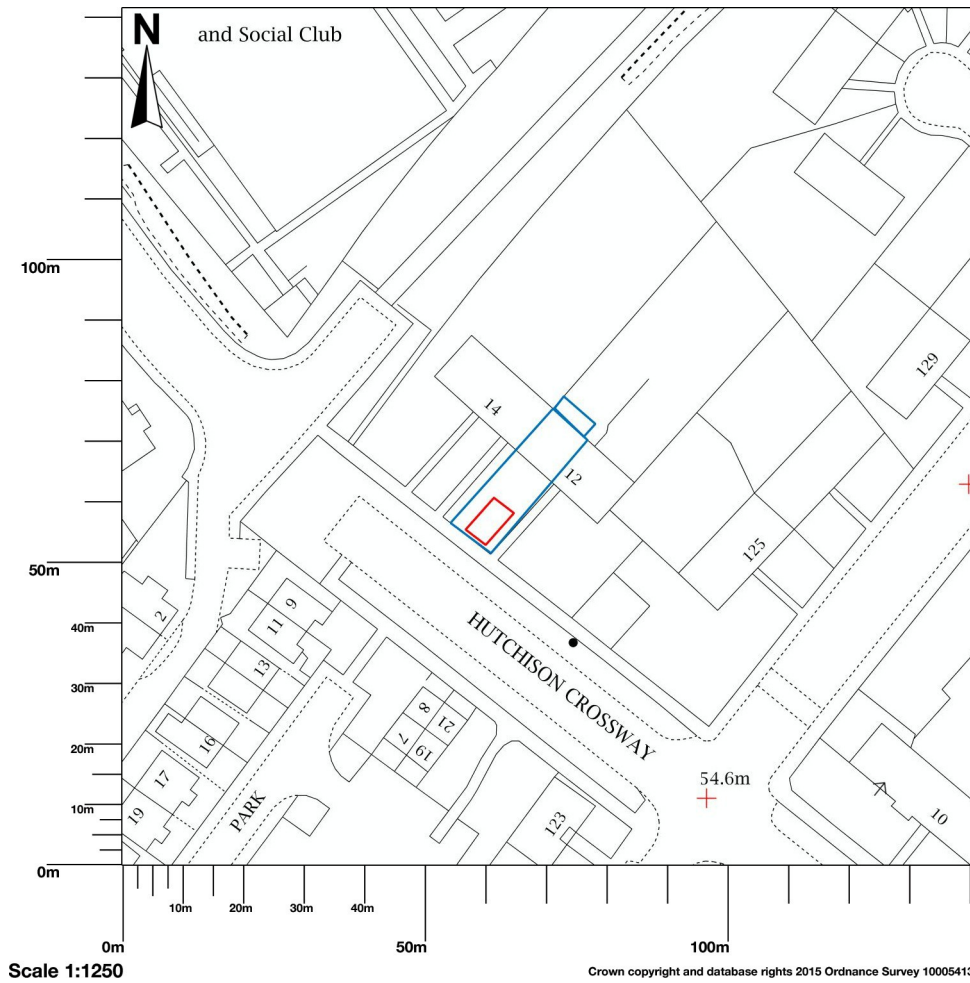
Regarding the neighbourhood character I have checked online and found that applications for driveways in Hutchison Crossway have been granted over the years. These are listed above.

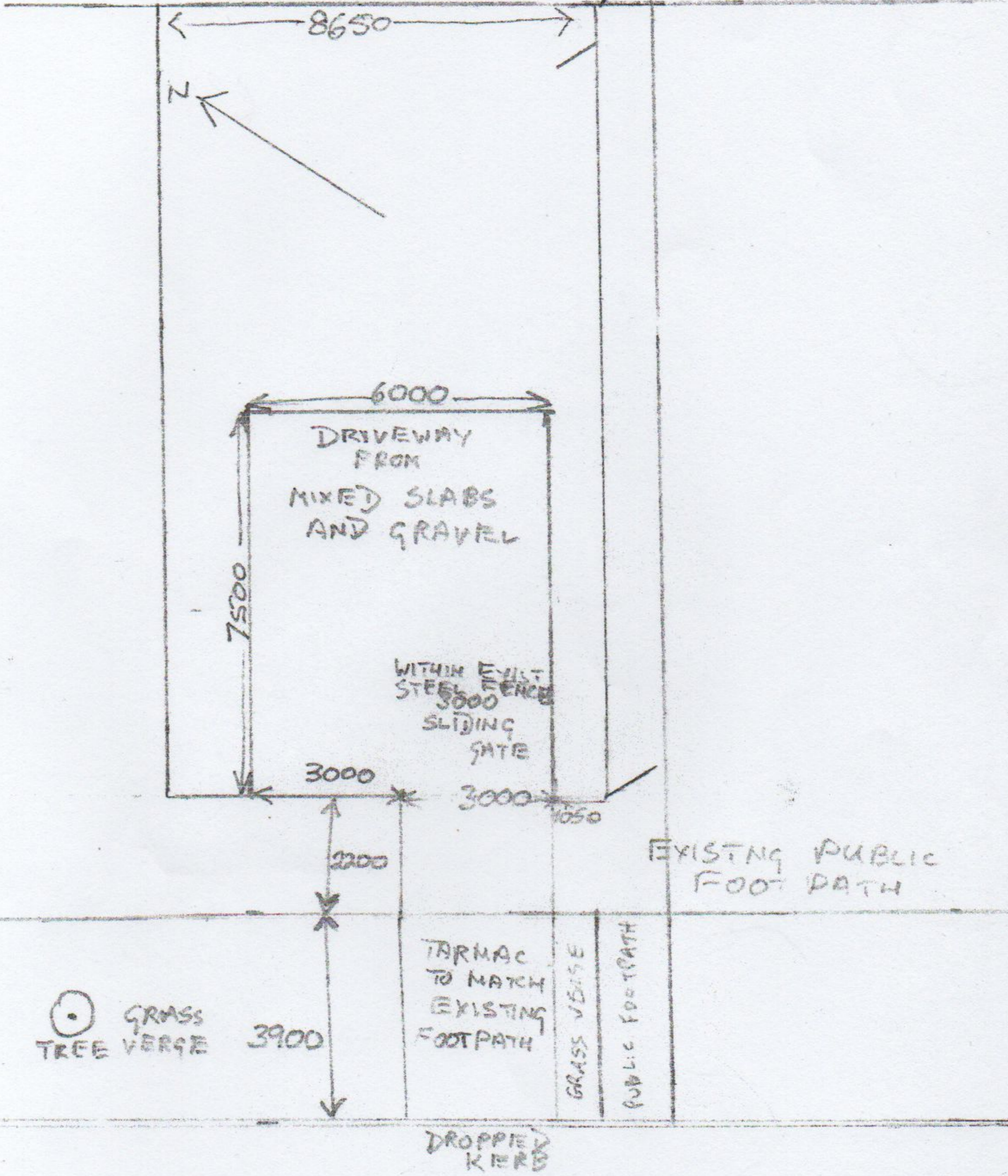
The consideration on the trees it has also been noted that all of the majority of the above noted driveways are much closer to trees than this application.

I would also be prepared to reduce the size/area of the driveway within my garden

I await your reply and hopefully any information that would allow parking within my garden Thank you.

## 12/1, Hutchison Crossway, Edinburgh, EH14 1RT





1   2   3   4   5

File Name: Proposed Formation of Driveway.  
 Scale: 1 : 100  
 12/1 Hutchison Crossway  
 Edinburgh, EH14 1RT  
 E. Flynn  
 Date: 8 Sept 2019





HUTCHISON  
CROSSWAY

SB56 HND





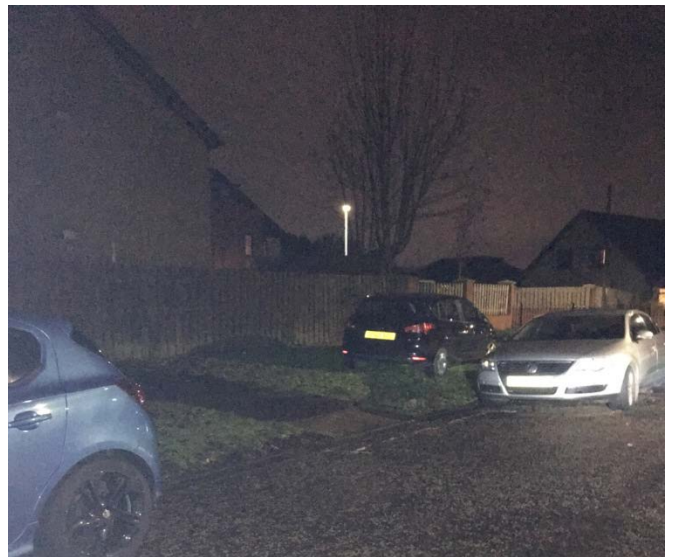
Car parked over white line and communal path.



Driveway of 12/2 Hutchison Crossway (next door to proposed driveway)



Car parked on double yellow lines.



Car parked on grassy embankment of Hutchison Crossway.



Hutchison Crossway full of cars, on different dates.





Garage/  
Driveway next to  
church on  
Hutchison  
Crossway



1 Hutchison  
Crossway  
Driveway.