Highway Development Control Consultation Response

Planning Application Ref: PL/2023/02760

Site Address: Lancefield Place, Studio 108, Pickwick, Corsham, SN13 0HZ.

Proposal: Change of use: part of building from office to C3 residential.

Date of Consultation Response: 04/05/2023

I refer to the above application dated 04/04/2023 for the proposed change of use of part of the existing building from office space to residential.

The proposals include an area adjacent to existing offices which has been redundant for some time, this area is to be converted to a two-bedroom dwelling with an office, although the Planning statement discusses two flats.

There is provision for two vehicles to park within the site curtilage with existing access from Dickens Avenue being retained for the sole use of the dwelling. Access for the retained offices is gained through an alternative appropriate access off the A4, it is also indicated in this location that vehicle parking for two cars would be provided as an addition to the existing residential parking spaces. This would need to be clearly marked to prevent the offices from using this space.

The red line plans do not include a connection to the public highway at Dickens Avenue, the applicant has previously indicated that a legal right of access is afforded over the third-party land required to access the proposed vehicle parking. In order to satisfy that access to the vehicle parking is achievable and will not result in proposals without any off-street parking provision the access over third party land should be evidenced.

The vehicle parking provision within the site curtilage accessed from Bath Road would be sufficient to cater for the needs of the development, this would be required to be clearly marked to prevent office vehicles using this space.

It would be useful to understand the existing parking provision within the Lancefield Studios office allocations and therefore assess the effect of providing parking for the residential element within this area. Typically stand-alone offices would require 1 space per 30sqm, which would lead me to consider that 1 space per unit may be appropriate. It is not clear how many units are within the site or if the 2 spaces proposed as residential remove any existing parking therefore I require clarification on these points to ensure no overspill [arking would occur from either element.

There are no alterations to the existing public highway or accesses proposed, therefore I would not wish to raise an objection with regard to highways provided the parking can be clarified appropriately.

If you have any queries regarding the above advice, please contact:
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