Highway Development Control Consultation Response

Planning Application Ref: PL/2023/05605

Site Address: 16 Potley Lane, Corsham, SN13 9RY.

Proposal: The formation of a new driveway at the front of the property which requires a dropped kerb as a new vehicle access to the property onto Potley Lane.

Date of Consultation Response: 09/08/2023

I refer to the above planning application dated 10/07/2023 for the proposed formation of a new driveway for vehicle parking.

The proposed access is sited at the rear of an existing unrestricted layby which is used for vehicle parking, this would remove possibly 2 vehicle spaces within the layby.

The proposed location of the driveway would be preferred to be placed to the western extents of the site curtilage to enable as little parking within the layby to be lost, the proposed location of the dropped kerb would leave a short section of approximately 2m between the neighbouring property and the proposed driveway which may result in attempts to park and blocking.

The principle for access and parking would be acceptable but it is important to limit the loss of on-street parking, therefore I would consider the scheme acceptable if the amendments to the driveway location are made to allow for a direct trade off on the loss of vehicle parking as I would consider that the loss of one space on-street would not be a material consideration when an off-street parking provision for the same amount is achieved.

The visibility splay is not detailed correctly either, this would be a splay to the nearside kerbline in either direction from the access, I would be willing to accept a set back of 2m for the driveway as it is a single direct access.

If amended plans detailing the relocated access and required visibility splays can be submitted then I would be in a position to support the application and make any recommendations with regard to conditions and informatives.

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