Highway Development Control Consultation Response

Planning Application Ref: PL/2023/06093

Site Address: Blackberry House, Devizes Road, Box, Corsham, SN13 8EF.

Proposal: Discharge of condition 4 of planning application PL/2021/07991 (Proposed demolition of conservatory. Erection of two storey rear extension and alterations to existing roof, incorporating first floor Juliet balcony and raised walkway. Veranda to front of property).

Date of Consultation Response: 10/08/2023

I refer to the above planning application dated 12/07/2023 seeking to discharge condition 4 of approved planning application PL/2021/07991.

A brief Construction Management Statement has been supplied which details the relevant points for consideration through construction, it is also stated that no large vehicular traffic would be utilised for delivery or access to the site due to the constraints of the road widths leading to the site.

Material Storage will take place on the parking area for the property which is to be provided prior to commencing development above slab level. Deliveries will be from Clydesdale Road to the vehicle parking area or the rear garden.

The site operative's vehicle parking is proposed on Devizes Road where there is unrestricted vehicle parking. The level of parking required is not considered to be excessive and should be absorbed by the available on street parking.

It would appear that the development has no finalised programme and as such the applicant has requested that the photographic survey for Henley Lane be supplied at a time when more intensive site access is required (at the stage of constructing the extension). As it is difficult to programme the works and the development will be spread over a longer time period, the impact on the surrounding network would not be considered as much of an issue, especially when considering the restricted vehicle size for access. Therefore, I do not feel that the photographic survey would be required as the development would not be considered intensive in terms of vehicular demand for deliveries and site access during the construction phase.

The CMS submitted covers the required content in relation to the proposals and I can confirm that Condition 4 can be discharged.

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