Highway Development Control Consultation Response

Planning Application Ref: PL/2023/06544

Site Address: 9 The Hollow, Chirton, Devizes, SN10 3QP.

Proposal: Erection of a detached dwelling and associated works.

Date of Consultation Response: 18/08/2023

I refer to the above planning application dated 02/08/2023 seeking permission to erect a detached dwelling with associated works.

The site is located on The Hollow, a C classified section of public highway subject to a speed limit of 30mph. A new access is proposed from the public highway which will require a licence/permit to carry out the access works.

It is proposed to provide a 4 bedroom property on the site with 3 vehicle parking spaces indicated within the frontage to the south of the driveway, this will allow vehicle access/egress in a forward gear.

Where no garages are proposed an element of cycle storage is expected for each dwelling in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information:

Land Use	**Area**	**Minimum Cycle Parking Standards**
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

There is also a requirement for new build dwellings with allocated parking to provide at least one EV charging point in line with Building Regulations Document S.

The access layout would seem appropriate, however whilst the planning statement mentions that there will be sufficient visibility and that this is shown on the submitted plans, I cannot see any visibility splays indicated. A new access would require 2m x 43m visibility splay in accordance with standards from Manual for Streets. The planning statement also mentions that there would be adequate turning space for each property, is the access intended for use by another property?

Therefore I would consider the principle with regard to highways acceptable, however I require the visibility to be demonstrated to ensure safe access can be achieved and the vehicle parking/access to be clarified before I can make any recommendations with regard to conditions/informatives.

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