Highway Development Control Consultation Response

Planning Application Ref: PL/2023/06340

Site Address: Oxen Cottage, Nables Farm, Scotland Hill, Upper Seagry, SN15 5HB.

Proposal: Removal of condition 5 of N/05/00384/S73A to allow independent residential use of Barn A without limitations.

Date of Consultation Response: 05/09/2023

I refer to the above planning application dated 26/07/2023 seeking permission for the removal of condition 5 of N/05/00384/S73A to allow independent residential use of Barn A without limitations. Oxen Cottage is a 2-bedroom unit situated within a farm with a number of other residential properties/conversions. Existing access is taken from Scotland Hill, a C Classified section of public highway subject to a speed limit of 60mph.

There is no intention to alter the existing access with the public highway within the application documents, the existing access will be utilised which will allow access to the dwelling. Allocated vehicle parking has not been indicated within the planning documents, however it is stated that there is sufficient space within the site, I would wish to see the space for the dwelling allocated as part of the plans attached to any permission to safeguard the required minimum parking allocation and also provisions for cycle parking, whilst this would not be considered a new build the applicant should be aware that there may be a requirement to provide EV charging in line with Building regulations Document S.

I would not consider that the proposals would materially alter the trip attraction for the site with any significant or severe effect on the surrounding highway network in terms of capacity or safety and therefore would not wish to raise an objection with regard to highways, subject to the following conditions:

PARKING (VEHICLE)
DRAWING NOT PROVIDED
No dwelling on the development hereby approved shall be occupied until enough space for the parking of 2 vehicles has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

PARKING (CYCLE)
DETAILS REQUIED
No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.
REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

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