Highway Development Control Consultation Response

Planning Application Ref: PL/2023/04112

Site Address: 28 Stirling Road, Market Lavington, SN10 4DD.

Proposal: Erection of single storey lean to side extension 3m x 3m to be used as garden room / work from home office. To replace false existing door with UPVC glazed door from house to extension. Low brick wall (approx. 1.5m high) with insulation and UPVC windows to all 3 sides with door to rear garden. Tiled sloping roof. Instillation of new Driveway.

Date of Consultation Response: 06/09/2023

I refer to the above planning application dated 23/05/2023 seeking permission erect a single storey lean to side extension 3m x 3m to be used as garden room / work from home office. To replace false existing door with UPVC glazed door from house to extension. Low brick wall (approx. 1.5m high) with insulation and UPVC windows to all 3 sides with door to rear garden. Tiled sloping roof. Instillation of new Driveway.

The site is located on Stirling Road, an unclassified section of public highway subject to a speed limit of 30mph.

The extension would not provide any further bedroom accommodation and would not increase the vehicular demand for parking or trip generation. The proposal includes alteration to the public highway in order to facilitate a new access to vehicle parking within the curtilage.

The access proposals include reducing the existing boundary wall to 1m height, there would be a requirement to ensure that a pedestrian visibility splay of 2m x 2m is achieved within the site curtilage and no obstructions over 60mm should be within this splay in order to ensure pedestrian safety. The proposed parking area would be surfaced with a consolidated material which is acceptable.

I would not wish to raise an objection to the proposals subject to the following conditions and informative:

PEDESTRIAN VISIBILTY SPLAY
The development hereby permitted shall not be first brought into use/occupied until splays have been provided on both its sides of the access to the rear of the existing footway based on co-ordinates of 2m x 2m. The splays shall always be kept free of obstruction above a height of 600mm.
REASON: In the interests of highway safety.

INFORMATIVE
The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

If you have any queries regarding the above advice, please contact:
Nicola Tilley on 01225 713478, Nicola.Tilley@wiltshire.gov.uk