Highway Development Control Consultation Response

Planning Application Ref: PL/2023/07130

Site Address: 10 St Margarets Mead, Marlborough, SN8 4BA.

Proposal: Demolition of existing garage and sunroom and replace with new detached dwelling (Resubmission of PL/2023/03730).

Date of Consultation Response: 14/09/2023

I refer to the above planning application dated 22/08/2023 seeking permission to demolish the existing garage and sunroom and replace with a new dwelling as a resubmission of previous application PL/2023/03730.

The site has existing access from St Margarets Mead, an unclassified section of public highway. It is proposed that the existing access would be for the sole use of the proposals and allow access to two vehicle parking spaces within a driveway to the front. A further area of parking is proposed for two vehicles within the curtilage of the existing property, this would require a dropped kerb access to be provided for the driveway parking.

The plans indicate that a 3-bedroom dwelling is proposed to replace the existing garage and sunroom. This has been provided with vehicle parking to the required standard and replaced the loss of vehicle parking by virtue of two spaces to the front of the existing property. Both properties would be afforded the minimum required standard for vehicle parking as set out by Wiltshire Council.

The proposal would not be considered of detriment to the surrounding public highway in terms of capacity or safety subject to the following conditions and informative:

SURFACING
The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.
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