Highway Development Control Consultation Response

Planning Application Ref: PL/2023/08174
Site Address: Land adjacent 70 Court Hill, Potterne, Devizes, SN10 5PN.
Proposal: Construct a new build 3-bedroom dwelling in the area to the west of the current dwelling. Construct a retaining wall to the rear of the new property with an outbuilding/shed to the rear right and associated parking and driveway to the front of the dwelling.

Date of Consultation Response: 18/10/2023
I refer to the above planning application dated 05/10/2023 for the proposed construction of a new dwelling. The proposals seek to construct a three-bedroom dwelling with new access and parking to the west of 70 Court Hill. The proposed access would be located onto Court Hill on a relatively straight section with reasonable visibility for a single dwelling access, given that it is between existing property accesses. Vehicle parking is provided to the property front within the curtilage which also has an area to aid turning and enabling access/egress with the public highway in a forward gear. The parking and access plan details that the driveway would be finished in loose stone, this would not be acceptable, the initial section from where the driveway meets the public highway should be a consolidated surface which prevents loose material entering the public highway. The access proposals would require alterations to the public highway immediately adjacent to the dwelling, this will require the applicant to obtain a licence or permit to carry out the works within the public highway. No garages are proposed therefore cycle parking is required in line with the LTP3 Cycling Strategy, a minimum of 3 secure and covered cycle spaces is required for residential development based on bedroom quantum.

I would not wish to raise an objection to the proposals with regard to highways, 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

PARKING (CYCLE)
No development shall commence on site until details of secure covered cycle parking has 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.

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