**Highway Development Control Consultation Response**

**Planning Application Ref:** PL/2023/08681

**Site Address:** 27 Post Office Lane, Corsham, SN13 0HJ.

**Proposal:** Change of use from storage area over fish and chip shop to C3 residential flat on first floor.

**Date of Consultation Response:** 13/11/2023

I refer to the above planning application dated 09/10/2023 seeking permission for the change of use of the storage area above the fish and chip shop to a C3 residential flat.

The site is located on Post Office Lane, an unclassified section of public highway subject to a speed limit of 30mph. Parking is restricted in the area by virtue of double/single yellow lines and restricted timed parking bays on the immediate surrounding highway network.

It is proposed to convert the existing storage space over the fish and chip shop to a 2-bed flat. The proposal would retain part of the first floor as storage and to access the extraction equipment for the shop below. It is also proposed that the flat would remain within ownership of the shop as it is intended for staff accommodation.

The location is such that parking on-street would not be an option, however there are nearby parking facilities and there is ample opportunity to travel by means other than the private car, therefore I do not consider that the proposals would place undue pressure on existing on-street parking in the vicinity.

Cycle parking provision has not been indicated within the application documents, in order to satisfy the required minimum standards, residential development would usually be required to make provision at the rate of 1 space per bedroom, thus requiring provision of 2 secure and covered spaces within the curtilage.

The provision of residential development in the place of storage space would not be a significant or severe material change in terms of vehicular trip generation, nor parking demand. Therefore, I would not wish to raise an objection and offer the following condition:

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