Highway Development Control Consultation Response

Planning Application Ref: PL/2023/08494

Site Address: Annexe, Old Coach House, Rodbourne, SN16 0ES.

Proposal: Retrospective application for conversion of garage to annexe for incidental use to the host dwelling.

Date of Consultation Response: 14/11/2023

I refer to the above planning application dated 03/10/2023 seeking retrospective permission for the conversion of the existing garage to annexed accommodation.

The site is located with existing access onto Grange Lane, a C classified section of public highway subject to a speed limit of 60mph. The existing access is not proposed to be altered as part of the application and would be considered suitable.

The existing garage has been stated as unsuitable for vehicle storage due to a number of constraints relating to modern vehicle sizes and therefore the applicant has not used this space for vehicle parking.

Two spaces for vehicle parking have been indicated within the curtilage, I would assume that the property and annexe would amount to more than 3 bedrooms and therefore there would be a requirement to provide at least 3 vehicle parking spaces within the site curtilage. The site is substantial enough to afford further vehicle parking and if you are satisfied that there is sufficient space then I would not require plans detailing this. I believe there will be sufficient room to accommodate three parking spaces and allow for turning to enable access and egress with the public highway in a forward gear.

The vehicle trips associated with ancillary annexed accommodation would not be considered significant to have any detrimental effect on the surrounding public highway capacity or safety, therefore I would not wish to raise an objection with regard to highways.

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