Wiltshire Council

# The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

## Refusal of Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses

## Application Reference Number: PL/2023/08709

## Decision Date: 24 November 2023

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| **Applicant:** | Mr G Lever<br>C/O Mr Tony Allen , Allen Planning Ltd |
| **Particulars of Development:** | Prior notification requirement under Part MA of the GPDO for change of use Class E space to form 1no. apartment |
| **At:** | 120 FISHERTON STREET, SALISBURY, SP2 7QT<br>(REAR OF GROUND FLOOR ONLY) |

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development. The local planning authority has determined in this case that prior approval is refused for the following reason(s):

**Refusal Reason(s):** (1)

1 The access to the proposed apartment (which is via a side access door which abuts and is level with the access/car park to the flats at the rear of the site) was considered by the Appeal Inspector to a previously dismissed appeal on the site (for the change of use of part of existing shop to bedsit and 2no rooflights -Appeal Ref: APP/Y3940/W/15/3136147) as an unsafe access. Any future residents would effectively be stepping directly out into the car park/access serving over 20 flats and where vehicles manoeuvring around the car park and entrance to the apartment (with frequent and numerous vehicle movements, particularly at peak times) would make for an unsafe site access for future residents of the development. The proposals are contrary to the provisions of the National Planning Policy Framework (NPPF), namely paragraph 112 which requires creating places that are safe, secure and attractive and which minimise the scope for conflicts between pedestrians, cyclists and vehicles and Wiltshire Core Strategy policies CP57 (Ensuring High Quality Design & Space Shaping) and CP61 (Transport & Development).

**Parvis Khansari - Corporate Director, Place**