Highway Development Control Consultation Response

Planning Application Ref: PL/2023/09237

Site Address: 11 Wilkins Lane, Great Somerford, Chippenham, SN15 5HY.

Proposal: New Dwelling.

Date of Consultation Response: 28/11/2023

I refer to the above planning application dated 24/10/2023 seeking permission to erect a new dwelling.

The site is located on Wilkins Lane, an unclassified section of public highway subject to a speed limit of 30mph and a cul-de-sac. There is an existing access to parking from Wilkins Lane and the access is shared with other residential properties allowing rear access to the existing property and vehicle parking. It is not proposed to alter the existing access with the public highway, which terminates prior to the rear access.

The access proposed is over third-party land which I have assumed is agreed due to the existing properties rear parking area.

The proposal seeks to erect a new 3-bed dwelling on land adjacent to the existing property, with access to two vehicle parking spaces indicated at the rear. The area for access to the vehicle parking would appear to be the current parking for number 11, I am aware there is a separate approved application which relocates the vehicle parking to allow for access to both the existing property and the proposed dwelling. Therefore, the vehicle parking proposed is in accordance with the required minimum standards.

There has been no indication of cycle parking and therefore I would require at least 3 secure and covered spaces within the curtilage, this can be conditioned as part of any permission. I would also point out that there is now a requirement for all new build residential dwellings with allocated vehicle parking to provide EV charging for at least 1 vehicle in line with Buildings Regulation Document S.

The proposals would not represent a significant or severe effect on the surrounding highway network in terms of capacity or safety and therefore I would not wish to raise an objection subject to the following condition:

PARKING (CYCLE)
No development shall commence on site until details of secure covered cycle parking and changing and/or shower 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:
HighwaysDevelopment@wiltshire.gov.uk