Highway Development Control Consultation Response

Planning Application Ref: PL/2023/09762

Site Address: The Haven, Tanners Bridge, Garsdon, Malmesbury, SN16 9NT.

Proposal: Alteration of existing boundary wall, to form new gated access to property and new driveway.

Date of Consultation Response: 11/12/2023

I refer to the above planning application dated 20/11/2023 seeking permission for the alteration of the existing boundary wall to form a new gated access to property and new driveway.

The site is located Tanners Bridge, a C classified road which is subject to a speed limit of 60mph. The property currently has parking but it appears to be outside of the curtilage shown on the plan submitted, however the existing parking is within the applicants control as the land in which they currently park is registered to the address, the blue line should therefore include this area.

The existing situation for parking is such that there is a driveway to the east of the property where vehicles would be required to turn within the neighbouring curtilage to allow access and egress with the public highway in a forward gear.

The proposals seek to place a new access to the west of the property with a gated driveway, in order for this to be considered an improvement to the current access the driveway proposed would be required to afford turning within the curtilage, allowing access and egress with the public highway in a forward gear. A new access would also be required to be provided with suitable visibility splays for vehicles, it can be seen that a 2m x 2m pedestrian visibility splay has been demonstrated but a visibility splay for vehicular traffic should also be demonstrated as an improvement to the existing situation.

The proposed access would require the surface to be a consolidated material for at least the first 5m to ensure that no loose material enters the public highway from the access, and the gate should be set back a minimum of 5m from the public highway. The visibility splay required would be on a set back of 2m due to the single dwelling access and all splays would be required to be kept clear of vertical obstruction over 900mm.

I therefore require further information to be submitted with regard to visibility splays and any improvement over that which is existing, if a betterment is indicated then I would be in a position to make a positive recommendation and inform on any highways conditions.

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