Highway Development Control Consultation Response

Planning Application Ref: PL/2023/10070

Site Address: 3 Manor Road, Corsham, SN13 0EE.

Proposal: Annex providing two bedsit rooms.

Date of Consultation Response: 13/12/2023

I refer to the above planning application dated 22/11/2023 seeking permission to erect two bedsit rooms within annexed accommodation in the back garden.

The site is located on Manor Road, an unclassified section of public highway subject to a speed limit of 30mph and a cul-de-sac. There is existing access on the frontage to an area for vehicle parking, it is not proposed to alter this.

The proposed annex would be sited within the garden area and provide two single bedroom units, the plans submitted indicate that 4 vehicle parking spaces are located to the front of the property, which is the minimum requirement for any dwelling with 4 bedrooms or more, and therefore in accordance with residential parking standards.

The frontage measures some 9.3m from the plan which would allow for 4 x 2.4m wide spaces, all spaces would be at least 5m long, therefore can be considered suitable parking for a single dwelling.

I am unsure of the number of bedrooms within the existing property, however the nature of development proposed would lead me to believe that the annexed accommodation could be used independently and therefore I would apply the required standard of 1 additional space per 1 bed unit. This would mean there is a requirement to provide two further parking spaces in line with minimum residential standards which I do not believe would be possible within the existing curtilage and therefore would be required to recommend a refusal on the lack of appropriate parking and offer the following reasons for refusal:

NOT ENOUGH SPACE
Adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner.

DISPLACED PARKING
The proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and prejudice the safety of road users at this point.

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