Highway Development Control Consultation Response

Planning Application Ref: PL/2023/02760

Site Address: Lancefield Place, Studio 108, Pickwick, Corsham, SN13 0HZ.

Proposal: Change of use: part of building from office to C3 residential.

Date of Consultation Response: 15/12/2023

I refer to the above application dated 04/04/2023 for the proposed change of use of part of the existing building from office space to residential. Amended plans have been received for which I make further comment below in addition to previous comments which are still relevant.

The proposals include an area adjacent to existing offices which has been redundant for some time, this area is to be converted to a two-bedroom dwelling as stated within the application form.

The application form also states that the existing parking provision within the site is 5 spaces which would be increased to 7. The plans however only show 6 spaces, with 2 being allocated to the residential site and 4 being for the office/studio space.

The vehicle parking provision within the site curtilage accessed from Bath Road would be sufficient to cater for the needs of the development, this would be required to be clearly marked to prevent office vehicles using this space.

The proposal would not give rise to concerns with regard to traffic generation given the previous use as office space, this would also have required to be catered for within the site for parking. It is therefore considered that the proposed development whist not ideal would be a slight betterment in terms of the operation of the site.

The vehicle swept path analysis would appear to be requiring manoeuvring space over vehicle parking areas, however the way in which parking is accessed would be similar to the existing situation, the only barrier to manoeuvring would be the bin store area 1 which would appear to be in an area where most vehicles would be required to drive in order to turn within the shared access area. Therefore, this should be relocated to an area within the site where conflict would be unlikely.

There are no alterations to the existing public highway or accesses proposed, therefore I would not wish to raise an objection with regard to highways, the proposed development would not represent a significant or severe effect on the public highway in terms of safety or capacity. I would recommend the following condition in relation to vehicle parking:

PARKING (VEHICLE)
No dwelling on the development hereby approved shall be occupied until enough space for the parking of 2 vehicles together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

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