Highway Development Control Consultation Response

Planning Application Ref: PL/2023/08537

Site Address: 56 & 57 Market Place, Chippenham, SN15 3HL.

Proposal: Conversion of offices to 4no residential flats (amendment to PL/2023/02914).

Date of Consultation Response: 15/01/2024

I refer to the above planning application dated 04/10/2023 seeking permission for the conversion of offices to 4no residential flats as an amendment to PL/2023/02914 which approved three 2-bed flats.

The site is located centrally within Chippenham on Market Place, a C Classified section of public highway subject to a speed limit of 30mph. There are parking restrictions in the surrounding roads by virtue of double yellow lines and pedestrianised areas and the site has no existing parking provision.

It is proposed to convert the existing office space to 4 residential units on the first to third floors and retain the shop and office at ground floor level. The bedroom accommodation is proposed to be a single 2-bed unit and three, 1-bed units.

The location is such that parking on-street would not be an option, however there are nearby parking facilities and there is ample opportunity to travel by means other than the private car, therefore I do not consider that the proposals would place any undue pressure on existing on-street parking.

Cycle parking provision has not been included, it was accepted previously that the lack of provision would not constitute a reason for refusal, in order to satisfy the required minimum standards, residential development would usually be required to make provision at the rate of 1 space per bedroom, thus requiring provision of 5 secure and covered spaces within the curtilage.

The provision of residential development in the place of office space would not be a significant or severe material change in vehicular trip generation, nor parking demand. Therefore, I would not wish to raise an objection and offer the following condition should it be considered appropriate:

PARKING (CYCLE)
No development shall commence on site until details of secure covered cycle parking 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:
Nicola Tilley on 01225 713478, Nicola.Tilley@wiltshire.gov.uk