

PLANNING STATEMENT

88 WILTON ROAD SALISBURY SP2 7JJ

INTRODUCTION - This statement should be read in conjunction with the plan proposals prepared by CMCdesign architectural services, which together form the planning application submitted to Wiltshire Council for the conversion of the existing detached outbuilding to provide mixed use, of a short-term holiday let and ancillary use to the main dwellinghouse.

SITE LOCATION - The application site is situated on Wilton Road on the edge of the City Centre of Salisbury. 88 Wilton Road is a 2 storey end of terrace property with a large detached single storey outbuilding located in the rear garden. Predominantly the area is residential, although to the rear and side of the application site is an access track and builders yard.

PROPOSAL - The proposal includes the conversion of the existing outbuilding to provide mixed use, of a short-term holiday let and ancillary use to the main dwellinghouse. A living space, small kitchen, shower room and bedroom complete the internal layout alterations to form this accommodation.

Externally, fenestration has largely been kept in the location as the existing, with any proposed glazing being in a black or grey frame. Light stained timber cladding is introduced to cover the existing rendered and timber clad walls providing an up lift to the existing elevations, which we feel will be sympathetic to the character of the area.

PARKING - The proposal is for a studio holiday let and would only likely attract one additional vehicle to the site. It is expected that vehicle movements associated with holiday lets are less than full time residential, as trips related to employment, education and other commitments typical of a residential dwelling are not relevant. It will not result in an increase in delivery vehicles, and service vehicles as this will be as per the main dwelling (bin collection etc).

88 Wilton Road located on the edge of the City Centre and will not rely on vehicles as the primary transport for the holiday let as the location means a level walk to the City Centre, where public transport such as buses and trains is found. It should be noted however that 88 Wilton Road currently has a driveway and there is unrestricted vehicle parking on immediate adjoining roads such as Canadian Ave and Cherry Orchard Lane.

As indicated on the Site Layout, provision for 2 off road vehicle spaces can be located within the curtilage of the property.

The existing garage does not currently have ability to be classed as a 'parking space' as the width from house to common boundary with no.86 Wilton Rd restricts access. Therefore, in converting the garage, a parking space is not lost. This will be evident during the planning officers site visit.

RELEVANT PLANNING POLICY - Wording of Core Policy CP39 states 'tourist and visitor facilities should be located in or close to Local Service Centres or Large and Small Villages and, where practicable, be located in existing or replacement buildings'. Given this application relates to the conversion of an existing outbuilding and is within close proximity of the City Centre, the proposed conversion for a mixed use comprising of a short term holiday let and ancillary uses adheres to the requirements of Core Policy CP39 of the WCS.

CONCLUSION - It is contended, the proposal will enhance the occupants enjoyment and living conditions, without detriment to the appearance of the street scene or private amenity of neighbours. Controlled use of this conversion, specifically the short term holiday let, can be done so by suitably worded condition, as below -

No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 28 days in any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period. An up-to-date register of names and main home addresses of all occupiers shall be maintained and shall be made available at all reasonable times to the Local Planning Authority.

Officers are therefore polite fully requested to approve this application.