

Application Number:	PL/2026/00224
Location:	30 Shaftesbury Road, Wilton, Salisbury, SP2 0DR
Proposal:	Proposed 2 Bed dwelling to land at rear of 30 Shaftesbury Road, with new vehicular access proposed off Victoria Road

[30 Shaftesbury Rd - Google Maps](#)

[20 Victoria Rd - Google Maps](#)

Introduction and Existing Situation

The existing mid-terraces dwelling at 30 Shaftesbury Road has a long rear garden extending to Victoria Road, where it benefits from a single garage and small concrete forecourt, providing its only off-street parking and any potential rear access for bins and cycles. No information has been submitted to confirm how bin or cycle storage would be provided if this access is lost.

The planning application was received on 3 March 2026.

Sustainability

The site lies within the settlement boundary of Wilton with access to facilities and public transport and is therefore regarded as locationally sustainable.

However, sustainability also requires safe and suitable access for all users and support for walking, cycling and public transport, which must be demonstrated in accordance with the National Planning Policy Framework (NPPF).

Access and Parking Considerations

Loss of existing provision for No.30 Shaftesbury Road

The proposal would removal all existing off-street parking and rear access for the host property. As a result, the existing dwelling would rely entirely on on-street parking, and would have no means of secure cycle storage or rear access for bins, with no alternative arrangements provided.

This introduces clear conflict with NPPF requirements for developments to:

- Provide safe and suitable access for all users (NPPF s.115, 117)
- Facilitate sustainable transport modes, including cycle storage (NPPF s.115, 117)
- Avoid unacceptable highway safety impacts (NPPF Chapter 9).

It also conflicts with Core Policy CP60, which requires development to reduce reliance on the private car and to promote sustainable travel choices.

Parking for the proposed new dwelling

For a 2-bedroom dwelling, two off-street parking spaces are required under the adopted and emerging parking standards.

The proposed layout indicates that two spaces are provided and meet the minimum dimensional standards, but a parked vehicle would obstruct access to the front door, creating a poor-quality access arrangement.

This raises concerns under:

- NPPF s.115: access must be safe and suitable for all users.
- NPPF s.131-141: layouts should be functional, ensuring convenient and safe movement.

Absence of Cycle Storage

No secure cycle storage is proposed for the new dwelling, despite the requirement for one cycle space under current standards.

This again conflicts with:

- CP60 and CP61 (sustainable transport & cycle provision)
- NPPF s.117, which requires developments to provide for cycling.

Summary and Policy-Based Assessment

Based on the technical review:

- The proposals remove essential off-street parking and rear access for No.30 Shaftesbury Road without providing alternatives, leading to increased on-street parking demand and reduced residential amenity.
- The parking layout for the new dwelling is sub-optimal due to obstructed pedestrian access.
- No provision for secure cycle storage is made.

This results in conflict with:

- Wiltshire Core Strategy CP60, CP61
- NPPF sections 115, 117, 131-141 and Chapter 9
- The emerging Wiltshire Car Parking Standards

Recommendation – Refusal

For the reasons above, it is recommended that planning permission be refused on highway grounds for the following reasons:

Loss of Existing Parking and Access (Highway Safety & Amenity)

The proposal would result in the loss of off-street vehicle parking and the only rear access serving 30 Shaftesbury Road, leading to increased on-street parking demand and preventing suitable storage for cycles and refuse. This would result in additional hazards and inconvenience to all road users.

This is contrary to Core Policy CP60 and NPPF section 115.

Inadequate On-site Parking Arrangement for the New Dwelling

The scheme has not demonstrated that parking can be provided in a satisfactory manner while maintaining safe and convenient access to the dwelling, contrary to NPPF sections 115 and 131-141.

Absence of Cycle Storage (Sustainable Travel)

The proposal fails to provide adequate cycle storage, contrary to CP60, CP61 and NPPF sections 115 and 117, which require developments to support sustainable transport choices.

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