

Application Number:	PL/2026/01524
Location:	48 Empire Road, Salisbury, SP2 9DF
Proposal:	Proposed Demolition of Existing Storage Building with a New 1 bedroom dwelling to land at the rear of 48 Empire Road, Salisbury Wilts SP2 9DF with existing parking Bay.

[SP2 9DF - Google Maps](#)

[Google Maps](#)

Introduction and Proposal

I refer to the above planning application received on 20th March 2026 which involves the demolition of an existing storage/garage building to the rear of 48 Empire Road (accessed from Coronation Road), and the erection of a two-storey one-bedroom dwelling.

The existing access from Coronation Road serves as parking for 48 Empire Road, in the form of two surface hardstandings to the front of the storage/garage building, although it is noted that the dropped kerbs only extend to serve the southeastern hardstanding area fronting the storage/garage.

The proposed development would utilise the existing vehicular access and hardstanding and indicates car parking for two cars, but no replacement car parking is proposed for the existing dwelling of 48 Empire Road.

Sustainability

The site is located within the defined settlement boundary with access to local facilities and public transport and is therefore considered to be sustainable in transport terms.

Planning History

There is no relevant planning history on the site.

Access and Parking

The existing vehicular access from Coronation Road is proposed to be retained to serve as access and parking for the new dwelling. In accordance with the current and emerging Car Parking Standards, a 1-bedroom dwelling should be provided with one car parking space.

Bedrooms	Minimum Spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor Parking	0.2 spaces per dwelling (unallocated)

Table 2.0 – Minimum Residential Car Parking Standards

The proposed plans indicate that the existing hardstanding would be retained and could accommodate up to 2 parked cars.

It should be noted that whilst the indicated car parking area on the proposed plans would appear to adequately accommodate a single car parking space, the use of the remaining

hardstanding would interfere with the access to the property, and it is therefore considered that only a single car parking space is both appropriate, or necessary, for the proposed one-bedroom dwelling.

The proposed development would, however, result in the loss of the existing car parking provision for 48 Empire Road which would ultimately result in any parking demand for the existing dwelling being displaced onto the adjoining highway.

It is evident that on-street parking already takes place on the adjoining highways of Coronation Road and Empire Road, and there is an absence of parking restrictions to prevent such.

There has been no evidence to suggest that the occurrence of on-street parking has resulted in highway safety issues, but it is noted that Coronation Road is a bus route and therefore any further increase in on-street parking could hinder the movement of vehicles on this road.

In order to maintain car parking for the existing dwelling, the applicant should explore options to re-provide parking for 48 Empire Road via an alternative access from Coronation Road.

Summary and Recommendations

The proposed development would result in the loss of the existing vehicular access and parking provision for the existing dwelling of 48 Empire Road in order to facilitate the construction of a one-bedroom dwelling and associated car parking on the site. This would result in the displacement of car parking associated with the existing dwelling onto the adjoining public highway.

Whilst it is noted that the existing on-street parking on the surrounding highway network does not appear to have resulted in any highway safety issues, it is advised that the applicant explores opportunities to retain an element of car parking for the existing dwelling.

The principle of a new one-bedroom dwelling is considered acceptable, in highway terms, however, it is considered that some parking provision should be retained for the principal dwelling on the site.

A holding objection is therefore offered, and it is advised that the applicant explores options to retain some car parking for the principal dwelling on the site, with a single parking space provided for the new dwelling.

Amanda Hall
Highways Development Management Engineer