

Application Number:	PL/2026/03012
Location:	48 Empire Road, Salisbury, SP2 9DF
Proposal:	Proposed demolition of existing storage building with the erection of one bedroom dwelling area at land at the rear of 48 Empire Road, the retention of existing parking bay and a proposed two car parking. Drop kerb to main dwelling front entrance area (subject to Highways approval)

[SP2 9DF - Google Maps](#)

[Google Maps](#)

I refer to the above planning application received on 2nd June 2026 which involves the demolition of an existing storage building and the erection of one-bedroom dwelling on land to the rear of 48 Empire Road (with access from Coronation Road).

The existing access from Coronation Road serves as parking for 48 Empire Road, in the form of a hardstanding to the front of the storage/garage building. The proposed development would utilise the existing vehicular access and hardstanding for parking for a single vehicle.

The application form also states the proposal to include a *“drop kerb to front entrance area to 48 Empire Road to Highways Approval”*, however it is noted that no plans have been included to demonstrate the location and form of the access and parking area.

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

PL/2026/01524 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. Withdrawn

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 would accommodate a single car parking space. The proposed parking provision is therefore considered appropriate to serve the development.

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 has indicated the intention to provide access and parking for the No.48 served from Empire Road, however there has been no detail submitted to demonstrate how this would be arranged.

Having regard to the proximity to the junction with Coronation Road, any access should be sited a minimum of 10 metres from the junction, and therefore any hardstanding for car parking would need to be located to the south of the frontage to achieve a satisfactory form of access.

The approval of a dropped kerb vehicular crossing would need to be approved by the Vehicle Access Team.

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.

The application form indicates the intention to provide replacement parking for the existing dwelling, No.48, to the property frontage, however no detail has been submitted to demonstrate this replacement parking provision.

The principle of a new one-bedroom dwelling is considered acceptable, in highway terms, however, details of replacement parking for the existing dwelling should form part of the application, and additional plans should therefore be submitted.

A holding objection is therefore offered, and it is advised that the applicant submits details of a hardstanding parking space and a dropped kerb access to the frontage of 48 Empire Road in order to provide an acceptable replacement parking area for the existing dwelling. As advised above, the access should be located to the southern frontage of the property in order to ensure an acceptable distance from the junction with Coronation Road, for the safe operation of the access.

Amanda Hall
Highways Development Management Engineer