

Application Number:	PL/2026/04692
Location:	Mistle Bourne, The Avenue, Porton Salisbury, SP4 0NT
Proposal:	Variation of Condition 2, 3, 16, 18 and 19 and remove condition 14 (Approved Plans) on PL/2024/04928 - to replace the approved two storey dwellings with three single storey bungalows and update those conditions directly affected by the revised plans

[SP4 0NT - Google Maps](#)

[Tidworth Rd - Google Maps](#)

Introduction and Proposal

The proposal seeks approval for the variation of conditions 2 (approved plans), 3 (materials samples), 16 (landscaping), 18 (boundary treatments) and 19 (acoustic report) on PL/2024/04928 to support a change in the approved two storey dwellings to provide for single storey bungalows.

The number of dwellings on the site will remain as originally permitted with the general arrangement of the dwellings on the site in line with the original building line.

The application also seeks the removal of condition 14 (extension of footway) on the basis that the land to provide the extension of the footway around the bellmouth of the junction of the A338 and The Avenue falls outside of the application site and is within the extents of the highway boundary.

It is understood that the location of a protected Beech tree (T24) within the area previously proposed for footway construction to The Avenue frontage of the site results in such a footway extension being undeliverable.

Site Context and Sustainability

The site lies within the defined settlement boundary for Porton, identified as a Large Village within the Wiltshire Core Strategy, where residential development is supported in principle.

The site benefits from access to local services and is located within an established residential area served by the public highway network.

Planning History

PL/2024/04928 Demolition of Existing Bungalow and Erection of 3no. dwellings, access and associated works. Approved with conditions 4 March 2025.

Highway Considerations

Access

The means of access serving the site remains as previously approved, with a new shared access formed to the A338 (Tidworth Road) to serve two dwellings and the use of the existing and established access from The Avenue to serve a single dwelling.

Parking and Manoeuvring

The proposed bungalows would be 2-bedroom units, compared to the previously approved 4-bedroom houses. As such the car parking requirement, in accordance with the current car parking standards, would be the provision of 2 spaces per dwelling.

Table 7.1 Minimum parking standards (allocated parking)

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

The proposed level of parking for each dwelling would be three spaces which would be achieved in the form of two surface parking spaces for Plots 1 and 2, and three surface spaces for Plot 3. The quantum of parking is considered acceptable.

Plots 1 and 2 are also provided with a single garage space to the western side of the plot.

The proposed garage serving Plot 1 is unlikely to contribute effectively towards vehicle parking due to its relationship with the site access; however, sufficient off-street parking is available elsewhere within the plot and therefore no highway objection is raised.

The driveway area for each plot is capable of accommodating adequate manoeuvring space to enable a vehicle to enter each driveway, turn and exit in a forward gear.

Plots 2 and 3 are proposed to have gated entrances into their respective driveway parking areas, served off the common access point from the A338. Such gates should be ideally be remotely operated to ensure that access into the driveways is not delayed by the necessity for drivers to get out of the vehicle to open gates.

Visibility

The current submission maintains the visibility requirements as previously approved.

The achievable visibility indicated at the new access onto the A338 is 2.4m by 43m in each direction which accords with the standards set out in Manual for Streets for a road subject to a 30mph speed limit, and is therefore considered acceptable.

Highway Safety Implications

The current submission does not include for the continuation of the footway from the A338 into The Avenue, due to the location of a protected Beech tree, T24. The lack of provision of such a footway would require any pedestrians from the east wishing to access The Avenue to walk in the carriageway. This is, however, the current practise, and given the limited number of dwellings served by The Avenue, this would not justify a highway objection on these grounds.

The proposed layout does provide for a passing bay at the access point for the proposed Plot 1, which provides for two cars to pass, and is in line with the previously approved layout.

While there was an expectation for the passing bay to be constructed and dedicated as highway, the extent of the highway in this location does include the majority of the passing

bay, and would provide sufficient space for two cars to pass. It is therefore considered that the layout, as submitted, and the extents of the highway boundary can satisfy the previous requirements to improve the passing opportunities at this location of The Avenue.

Bin and Cycle Storage

The submitted layout indicates a Bin and Cycle store for each dwelling, however, there are no details submitted to demonstrate compliance with current WC guidance. The submission of appropriate details will need to be secured by condition.

Summary and Recommendations

The proposal does not alter the approved means of access, visibility splays, parking provision or turning arrangements.

The replacement of approved two-storey dwellings with single-storey bungalows is not anticipated to result in any increased highway impact compared with the extant permission.

Whilst the previously required footway works cannot be delivered due to land ownership constraints and the presence of protected tree T24, their omission would not result in a highway impact sufficient to warrant objection having regard to the scale of development proposed.

It is therefore recommended that no highway objection is raised subject to the following conditions being attached to any permission granted.

Conditions

No development shall commence on site until visibility splays have been provided onto the A338 from the shared entrance serving Plots 2 & 3, between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres to the east and 43 metres to the west from the centre of the access in accordance with the approved plans. Any hedge on the site frontage shall be setback or planted at least 1 metre behind the visibility splay to allow for growth. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

The gradient of the access way from the A338 (serving Plots 2 & 3) shall not at any point be steeper than 1 in 15 for a distance of 4.5 metres from its junction with the public highway.

REASON: In the interests of highway safety.

No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of safe and convenient access to the development.

The dwellings shall not be occupied until two covered and secure cycle parking spaces have been provided for each dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable transport choices.

Informative

The application involves the requirement of dropped kerbs to create the vehicular access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352.

Consideration should be given to the remote control of the access gates for Plots 2 and 3, in order to avoid delays in accessing the respective plot driveways.

Amanda Hall
Highways Development Management Engineer