

Address: 25 Anderson Road, Salisbury

Property Owner: Dr Pollyanna Magne

Proposal to widen existing drive at existing gradient

Rationale

The existing drive at 25 Anderson Road narrows from 216cm to 200cm and is bordered with a wall to its right and a drop to the left. This makes it too narrow for parking of a modern-day car and safe entry and exit of the vehicle for driver and passengers. The current driveway is therefore not fit for purpose.

Proposal

Widen the drive by 200cm for one car length of 480cm at its existing gradient. The whole drive will be laid with a porous resin surface. An existing white block wall will be removed to make way for the parking space. The new retaining wall will be double-skinned red brick in keeping with the local character. Option to include an electric vehicle charge point in this parking space.

The benefits of this proposal include:

- Provision of driveway (off-road) parking for one vehicle
- Reduction of number of vehicles parked on street verge
- Porous driveway surface reducing run-off water to street level
- Improved visual characteristics in keeping with the locale
- Removal of uncharacteristic white block wall
- Potential for installation of Electric Vehicle Charging point
- Potential to run a clean-energy vehicle and reduce carbon emissions

Context

Previous owners of 25 Anderson Road created a double-parking space that removed the entirety of the front garden, did not meet minimum guidelines for standard parking spaces, and was bordered by high-level white walls that significantly diminished the character of the street. Following complaints from neighbours relating to the unsafe parking, obstruction of the pavement and impact of oversized vehicles at this property, retrospective planning permission was sought and refused on 12/04/2023 (PL/2023/00637). On instruction from the planning department the space was refilled with rubble, bordered by a white block retaining wall.

The existing narrow driveway is currently unusable for parking. Resultingly vehicles associated with the property currently park bonnet and bumper to the streetlight on the grass verge.

This new proposal demonstrates the aim of the current owner of 25 Anderson Road to enhance the street character, reduce water run-off, reduce the number of cars parked on the street and provide the opportunity for 'greener' vehicle options with an electric vehicle charge point in the future.

The simple plan proposes extension of the width of the drive by 200cm to match the existing gradient. This means that all services (gas/water/electricity) which run under the existing driveway remain unaffected in situ. It would be helpful if the dropped kerb could be extended by one length.