

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](#)

This revised response is made in respect of the further consultation request which includes alterations to the boundary wall treatment to Coronation Road.

Introduction and Proposals

The proposed development relates to the demolition of an existing storage building and the erection of a one-bedroom dwelling with parking for a single car being accommodated on the existing driveway, which currently serves as parking for 48 Empire Road.

The latest submission includes a Proposed Plans, Drawing No. EH/O I A, which indicates the extension of the existing boundary wall to enclose the garden area and bin/cycle store.

Access and Parking for the New Dwelling

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 latest revised plan, Drawing No.EH/O I A, indicates an extension of the boundary walling to encompass the garden area. The retained area for parking is wide enough to provide pedestrian intervisibility, and therefore the amendment of the wall (which would exceed 1 metre in height to match the existing) would be acceptable in this instance.

Access and Parking for 48 Empire Road

The revised Site Plan indicates the formation of a new dropped kerb access to serve a replacement parking area for 48 Empire Road.

The proposed access is indicated to be located a distance of 10 metres from the junction of Empire Road with Coronation Road, which has been advised by the Highway Authority as the minimum acceptable distance for a new access from a road junction.

Whilst it is considered that the depth of the site frontage is sufficient to accommodate parking for up to two cars, it is noted that the submitted plan has not been submitted to scale, and a parking plan which clearly demonstrates that parking spaces of a minimum of 2.4m by 4.8m should be provided.

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 revised Site Plan indicates that an access and replacement parking for the existing dwelling, No.48, can be achieved to the property frontage, however this submitted plan has not been produced to scale to confirm such arrangements.

It is clear, however, from the originally submitted Site Plan that the dimensions of the site frontage are such that the proposed access and parking can comply with the Highway Authority requirements.

It is therefore recommended that no highway objection is raised subject to the following conditions.

Parking provision

No development shall take place until a scaled plan showing the parking area for up to 2no. vehicles to the frontage of 48 Empire Road has been submitted to and approved in writing by the Local Planning Authority. The said spaces shall not be used other than for the parking of vehicles in connection with the dwelling of 48 Empire Road.

Reason: To ensure that adequate provision is made for parking within the site.

The new dwelling shall not be occupied until the parking area for one car only has been laid out in accordance with the Drawing No. EH/O 1 A, and shall not be used other than for the parking of a vehicle in connection with the new dwelling.

Reason: To ensure that adequate provision is made for parking within the site.

Surfacing of access and parking

The access and parking area for 48 Empire Road shall be properly consolidated and surfaced (not loose stone or gravel), in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be first brought into use until the access and parking area has been completed in accordance with the approved details. Such areas shall always thereafter be retained for the purposes of parking and kept clear of obstruction.

Reason: In the interests of highway safety.

Cycle parking/storage

No development shall take place until details of covered and secure cycle parking for each dwelling, and appropriate access to such parking, has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable travel.

Informative

The application involves the creation of a new dropped kerb 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 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

Amanda Hall
Highways Development Management Engineer