
From: Manns, Christopher
Sent: 19 February 2018 12:04
To: Richardson, Joe
Subject: RE: 17/12426/FUL Reddish House, South Street, Broad Chalke, SP5 5DH

Hi Joe,

Thanks for your email. On the basis that planning consent is not required for the parking area and on the basis that the access is existing, I do not think that we can object to the proposals. I therefore recommend that no Highway objection is raised.

Kind regards,
Chris

Chris Manns BSc (Hons) MSc
Highways DC Engineer (Level 3)
Sustainable Transport Group

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From: Richardson, Joe
Sent: 19 February 2018 11:40
To: Manns, Christopher
Subject: RE: 17/12426/FUL Reddish House, South Street, Broad Chalke, SP5 5DH

Hi Chris,

Thank you for your email and for visiting the site.

LBC will not be required for the use of the access adjacent to the dwelling in my opinion. Happy to discuss further if you wish though.

Joe

From: Manns, Christopher
Sent: 16 February 2018 14:31
To: Richardson, Joe
Subject: RE: 17/12426/FUL Reddish House, South Street, Broad Chalke, SP5 5DH

Hi Joe,

I visited this site yesterday and have considered the submitted documentation.

The proposed conservatory extension and alterations do not have a material impact in Highway terms and it is thus the amended parking arrangements that are the key consideration from my perspective.

As Reddish House is a single private dwelling, with no other commercial use, Wiltshire's Car Parking Standards would require a minimum of 3 car parking spaces to be provided on site. The proposals show 6 spaces accommodated within the amended frontage of the property, served from the existing access, despite part of the parking area being changed to a garden. This is therefore more than adequate parking provision for this single dwelling to meet policy.

The proposals do however also include a new parking area for guests and visitors to Reddish House on the opposite side of South Street. This parking area is served via an existing access to South Street and whilst this access is substandard in terms of visibility, I am not sure whether the applicant would require planning permission to use this area for parking. The existing access used by vehicles entering the existing parking area in front of Reddish House is also sub-standard in terms of visibility, in particular, to the east, however, this access is still better in Highway safety terms.

I assume that listed building consent is required for the alterations of the garden area here, but I am not sure how this impacts upon the use of the access so maybe we can discuss this further?

Kind regards,
Chris

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From: Richardson, Joe
Sent: 09 February 2018 16:37
To: Manns, Christopher
Subject: 17/12426/FUL Reddish House, South Street, Broad Chalke, SP5 5DH

Dear Chris,

Following our recent telephone conversation, I would be very grateful if you could comment on the above mentioned application in relation to the proposed changes to the car parking layout. Please see section 9 of the attached design and access statement which gives you an overview of what is proposed in relation to these changes. I have received a couple of objections on this element of the proposed works. Planning permission and listed building consent is sought for a replacement winter garden, minor external and internal alterations and landscaping. The landscaping element is part in relation to the changes in the car parking layout and the overspill over the road adjacent to the property (still in their ownership and within the red line of the application) as shown in the proposed site plan above.

Hope this makes sense. I am on leave next week but if you could comment at some point next week, it would be really appreciated. The apps are due to be determined by the 22nd Feb.

Thanks again for your help.

Kind regards,

Joe

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