

Please Reply to: Swindon

Our Ref: TC/C8584

Your Ref:

Date: 14th September 2018

James Taylor
Planning Department
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN



(By Email)

Dear Mr Taylor

RE: 18/07717/FUL Response to Representation Letter

I am writing to you as we have been monitoring the above application at 63-65 Martins Road, Keevil, Trowbridge and we would like to bring to your attention a representation letter from a Mr. David Sheridan. We would like to respond the claims made in this statement, please find our comments regarding this letter outlined below:

- Firstly, we would like to clarify that 63-65 Martins Road was originally 3 separate dwellings and subsequently converted into a single dwelling. The conversion work carried out by our client has been to convert it back into its original form.
- Secondly, to reiterate what has been stated in our Design and Access Statement, this application will include sufficient parking and turning space, this is contrary to what has been stated in representation letters. There will be no extra requirement for on-street parking for the residents, therefore creating no extra highways issues. Each cottage at 63-65 Martins Road has two bedrooms and one parking space, the claim by the resident that each house requires 2 tandem parking spaces is incorrect, the proposed development will have space for three cars one within the garage and two additional spaces. Turning space is proposed as part of this development.
- Additionally, the site is not too small contrary to what Mr. Sheridan has stated, therefore the development of this site would not constitute over development. The site is aiming to be reflective of other development along Martins Road, which sits back from the road. Similar development to that proposed here is outside the conservation area boundary. Given the severe pressure on housing numbers within the UK, development such as this should not be refused for reasons such as over-development given the amount of space available at the rear of this property.

Cont/d....

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63-65 Martins Road
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- Additionally, we reject the premise that the site is within the curtilage of a listed building, due to the development site having no use to the future occupants of the listed building(s) the site would remain unused. We also reject the premise that the fence erected this summer was for the purpose of this application; this was included as part of the application details for the building works associated with nos. 63-65 Martins Road. The current proposal site was never shown as forming part of the curtilages of the dwellings formed by conversion of Nos. 63-65 Martins Road back to three dwellings.
- The development has been designed positively to reflect other developments within Keevil, its intention is not to harm the amenity of the heritage asset of 63-65 Martins Road. We do not believe this development constitutes over-development and believe it falls in line with Paragraph 200 of the NPPF which states that '*Local planning authorities should look for opportunities for new development within Conservation Areas*' as the land is of poor quality and will make a positive contribution to the village of Keevil.

As a general point, as the original cottages have now been restored from a single unit back to three separate dwellings it is necessary for the Council to give consideration to updating the Listing details of the properties, including redefining the extent of the curtilages.

It is hoped that the points made in this letter are considered when reading the comments made by Mr. Sheridan in the determination of this application.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tom Cox', is written over a light blue horizontal line.

Tom Cox
Graduate Planner
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