

SBC DECISIONS

Application No.		Address	Postcode	Action Requested	Parish Response	SBC Decision
S/RES/19 - Revised 18.5.20	1675/PM	Parcel P9, Phase 3 Badbury Park Land at Commonhead Swindon		Erection of 57no. Dwellings with associated works and infrastructure, including noise attenuation bund and fence, and drainage attenuation pond Reserved Matters from previous outline permission S/OUT/18/1140.	<p>Objection on the following grounds: 1) Support the objection raised by the Wilts & Berks Canal Trust. The canal is an amenity of high importance for both the Parish and the borough as a whole, and it is clear that the current safeguarded route does not meet the standards necessary to ensure its future success. Of particular concern is that the roads over the canal route may not be easily replaced with bridges without unacceptable disruption to neighbouring houses (particularly the properties near the future Day House Lane bridge); the width of the canal being substantially narrower than at other lengths; the towpath being shown on the incorrect side of the canal giving a false impression to how near the water will be to neighbouring properties; and the lack of attention given to making the designs wildlife-friendly.</p> <p>2) Note the objection of the Drainage Engineer regarding insufficient detail provided in the plans.</p> <p>3) Dwelling sizes are considerably below the standards specified in the NDSS and the adopted SBC Supplementary Planning Documents. Alnmouth houses are 58 sq/m where the minimum is 79 sq/m. Bickleigh is 84 sq/m where the minimum is 93 sq/m. Greyfriars is 96 sq/m where the minimum is 108 sq/m. Windermere is 85 sq/m where the minimum is 108 sq/m. Type WP2420A is 72 sq/m where the minimum is 79 sq/m. Type WP3520A is 82 sq/m where the minimum is 93 sq/m. We stress that even where the Borough has shown reluctance to enforce these standards in the past, some units being more than 25% below minimum standards is exceptionally poor and clearly represents unacceptably poor living conditions.</p> <p>4) The majority of dwelling plans as presented do not include provision for cycle storage, and do not include internal space (such as a garage) which could be utilised as such. The Parking Standards document adopted by the council on the 28th May specifies a provision of 1-2 cycles for each dwelling (depending on size). We would note that where there is adequate land within the curtilage to provide cycle storage (for example a front or rear garden) it is still not acceptable to leave the provision of cycle storage to future residents to construct additional outbuildings under permitted development rights, and there is no provision for such an approach under the Parking Standards document.</p> <p>5) It is unclear from the plans what the intended gradient will be for the bridge carrying the boulevard over the canal. As this will also be the primary pedestrian and cycle access to the site, it must be demonstrated to be within the accepted maximum gradient of 5% (1:20) in order to promote sustainable travel and accessibility.</p>	APPROVAL (of Matters Reserved in a Planning Permission Granted on an Outline Application)
S/20	0387/RC	51 Devizes Road, Old Town Swindon	SN1 4BG	Creation of a garden space, 3no. Parking spaces and secure bicycle parking for up to 6no. Bikes	No objection	GRANTED
S/HOU/20	0441/RC	Toll Cottage, 33 Meadow Way, Badbury Swindon	SN4 0ET	Erection of a two storey front extension, two storey side extension and front porch.	No objection	GRANTED
S/HOU/20	0443/EM	28 Okus Road, Swindon	SN1 4JQ	Construction of new parking area to provide 2no. off-street parking spaces and dropped kerb.	No objection	GRANTED

S/HOU/20	0529/PKG	12 Kingshill Road, Kingshill Swindon	SN1 4LJ	Erection of two storey side and rear extensions, single storey rear extension and driveway to front of property.	Bedroom 4 is too small to be used as a bedroom, and conditions should make it clear that this room must not be used for this purpose. The minimum size specified in the NDSS is 7.5 square metres area and 2.15 metres width. The minimum size indicated in the Housing Act 1985 is 4.65 square metres area for children under 10 years old, 6.5 square metres for residents 10 years old or more. Bedroom 4 is 4.3 square metres area, and 1.6 metres width.	GRANTED
S/LDP/20	0543/RACH	13 Sheppard Street, Swindon	SN1 5DB	Certificate of Lawfulness (Proposed) for the change of use from residential (C3) to a HMO (C4).	N/A	GRANTED
S/HOU/20	0560/EM	14 Donnington Grove, Lawn Swindon	SN3 1HD	Erection of a single storey rear extension.	No objection	GRANTED
S/LDP/20	0572/PKG	47 Bath road, Old Town Swindon	SN1 4AU	Certificate of Lawful Development (Proposed) for the erection of a detached garage with outbuilding.	N/A	GRANTED
S/HOU/20	0583/EM	121 Queens Drive, Swindon	SN3 1AS	Erection of a two storey side extension.	No objection	GRANTED
S/LBC/20	0592/PKG	10 Devizes Road, Old Town, Swindon	SN1 4BH	Repairs to lintel and internal plaster.	No objection	GRANTED
S/LDP/20	0596/CHO	89 Okus Road, Swindon	SN1 4LE	Certificate of lawfulness (Proposed) for use as a dwellinghouse for up to 6no. people living together and receiving care (Use Class C3(b)).	N/A	GRANTED
S/PHOU/20	0606/RB	18 Cleeve Lawns, Lawn Swindon	SN3 1LE	Prior Approval Notification for the erection of a single storey rear extension measuring 6m (from the original rear wall), 2.8m (maximum height) and 2.5m (height to eaves).	N/A	Prior Approval not required