

RECOMMENDATIONS FROM CHAIR & VICE-CHAIR

Application No.		Address	Postcode	Action requested	Parish Response
S/19	1066/TB	Redlands, Charlotte Mews, Old Town Swindon	SN1 3FJ	Change of use from basement office to an open plan dwelling.	<p>Objections due to:</p> <ol style="list-style-type: none">1. Only a single window is shown on the plans, which will lead to unacceptable levels of natural light for the occupant (with no light at all in most of the rooms) and likely also to very poor ventilation. On the subject of ventilation, this is a concern both in terms of smells, moisture and stale air from the inhabitants (kitchens, bathrooms, etc.) and in terms of the natural damp problems associated with basements.2. The subdividing wall in the leftmost part of the flat severely limits the usefulness of the space, with each half of the room an unusual 2m wide (too narrow for a bedroom). It is difficult to see how the space in the plans will amount to a satisfactory living space even though the floorspace is nominally large enough.3. No refuse storage is shown in the plans.4. No cycle storage is shown in the plans and it should not be considered reasonable to need to carry bicycles down staircases.5. Concerns have been raised by a number of residents about lack of soundproofing demonstrated by previous uses, and this would be a problem both for existing residents and the future inhabitants of the flat.6. There would be concerns about fire escape, as the grated window cannot be used to escape the flat and residents have raised concerns about the restricted height of the single doorway.7. No indication (e.g. a cross-section) are included in the plans that show ceiling height. Basements are often low-ceilinged, and this plan should not be approved unless the ceiling height can be demonstrated to be above NDSS specifications.

S/19	1143/PKG	8 Broad Street, Swindon	SN1 2DP	Change of use of 1no. Dwelling to 2no. flats.	<p>Objection for the following reasons:</p> <p>1. Due to the flats being undersized as per the NDSS. The upstairs flat should be 61 sq/m as a single story 2 bed, 3 person flat, but is only 42 sq/m. The downstairs flat should be 70 sq/m as a single story 2 bed 4 person flat, but is only 57 sq/m.</p> <p>2. The smallest permitted dimensions for a single bedroom are 7.5 sq/m. The single bedroom on the upper flat is below this, at 6.2 sq/m. The smallest permitted dimensions for a double bedroom are 11.5 sq/m. Two of the bedrooms are under this size, at 10.2 sq/m and 9.4 sq/m (upper flat and lower flat respectively).</p> <p>3. the upper floor flat doesn't have direct access to the rear of the building without using the front door and walking around the terrace. This means that it doesn't have ready access to the cycle racks or bin storage. Regulations are that bin storage must not be more than a 30m distance from the entrance of the dwelling; my measurements make this 45m walk from front door to bins (not counting the interior distance from the building's front door to the upper flat's private front door) which makes this unacceptable. This distance from the cycle store will discourage its use, and encouraging residents to walk through the unlit rear alleyway has public safety concerns.</p>
S/19	1192/CHO	39A - 41 Havelock Street, Swindon	SN1 1SD	Change of use of first floor from retail (class A1) to residential (class C3) (3no. Flats)	Objection on the grounds of adequate bin storage and cycle storage not demonstrated within the plans as presented
S/HOU/19	1209/PKG	3 Monmouth Close, Lawn Swindon	SN3 1HE	Erection of a single storey rear extension including new ramp access.	No objections
S/HOU/19	1216/PKG	66 Westlecot Road, Old Town Swindon	SN1 4HD	Erection of a single storey side extension.	Objection in support of Conservation Officer's report
S/HOU/19	1220/LW	7 Parkstone Walk, Park South Swindon	SN3 2AZ	Erection of single storey front and rear extensions, rear dormer window and retrospective outbuilding.	No objections
S/PO2R/19	1229/RC	103-104 Commercial Road Swindon	SN1 5PL	Prior Approval Notification for the change of use of part of ground floor from Class A2 (Financial and Professional Services) to Class C3 (2 no. Apartments).	Object on the grounds that the apartments are too small, and do not conform to regulations.

S/HOU/19	1239/PKG	4 Broad Street Swindon	SN1 2DP	Erection of a two storey rear extension and front and rear dormer windows.	No objections
S/19	1249/RC	Land Within The Car Park of, Unit 1 (Go Outdoors) Ocotal Way Swindon	SN1 2EH	Installation of 2no. Rapid electric vehicle charging stations within 2no. Existing parking spaces	No objections
S/LBC/19	1266/CHI	The Royal Oak 24 Devizes Road and 33-34 Newport Street, Old Town Swindon	SN1 4BQ	Creation of internal doorway to connect building to 33-34 Newport Street.	No objections
S/HOU/19	1274/CHI	115 Upham Road, Old Walcot Swindon	SN3 1DP	Erection of single storey front and two storey side and rear extensions and outbuilding.	No objections
S/PAOTH/19	1275/SS	33 Faringdon Road Swindon	SN1 5AR	Prior approval application for the change of use from retail (Class A1) to mixed use comprising Class A1 or A2 use and 2no flats (Class C3).	Objection due to: The bedroom on the upper floor is beneath the NDSS minimum 7.5 sq/m and 2.5m wide; Both flats are under the size requirement for 61 sq/m for a 2 bedroom single floor dwelling and no bin or cycle storage has been demonstrated.
S/HOU/19	1282/PKG	235 Marlborough Road, Swindon	SN3 1NN	Erection of two storey rear extension.	No objections provided no objections from neighbours.
S/19	1291/LW	51 Devizes Road, Old Town Swindon	SN1 4BG	Change of use from shop (Class A1) to micro brewery and associated tap room (Sui Generis).	Objection due to: 1. to the addition of the new customer exit to the rear of the building, which would mean customers entering and exiting to the alleyway (which is backed onto by residential properties) which has connotations for noise disturbance and anti-social behaviour. 2. there does not appear to be any venting for the brewery equipment shown on the plans (we would expect chimneys or flues to be shown on the elevations). If external flues are to be built these need to be shown on the plans for review.
S/HOU/19	1319/CW	107 Windsor Road, Lawn Swindon	SN3 1LG	Erection of a first floor side extension.	No objections