Highway Development Control Consultation Response

Planning Application Ref: PL/2023/04978

Site Address: Grafton House, The Green, Marlborough, SN8 3DB

Proposal: Replacement garage including office, gym & games room.

Date of Consultation Response: 17/07/2023

I refer to the above planning application dated 21/06/2023 seeking permission for a replacement garage with office, gym and games room.

The site is located on East Grafton Lane and unclassified section of public highway which leads to a PROW Byway GRAF26 to the south of the property. It would appear that the replacement of the garage is not a direct replacement but a change to residential/annexed accommodation which if it was a stand-alone dwelling would usually be unacceptable due to sustainability and the heavy reliance on the private motor vehicle.

I would consider that the property has sufficient parking in line with minimum standards for a large dwelling and therefore there would be no requirement to provide further parking on site if the building is to remain ancillary to the main dwelling.

With regard to highways, there is not proposal to alter the access with the public highway and the proposals would not bring about any severe of significant vehicle movements which would lead me to conclude that no highway objection be raised.

If you have any queries regarding the above advice, please contact:
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