Highway Development Control Consultation Response

Planning Application Ref: PL/2023/05558

Site Address: Little Orchard, Malmesbury Road, Chippenham, SN15 5LN

Proposal: Part demolition, proposed porch, garage and first floor extension

Date of Consultation Response: 20th July 2023

I refer to the above planning application which seeks the demolition of part of the ground floor of the dwelling, and an extension to provide a first-floor level. The accommodation within the dwelling would be reorganised to provide a living room, family/dining room, kitchen, bathroom and office at ground floor. At first floor level, four bedrooms are proposed, which is an increase in one bedroom from the existing accommodation.

A single garage is also proposed to the northern side of the dwelling, which is noted not to fully comply with the recommended dimensions of 3m x 6m, which is considered to provide a usable parking space as well as including an element of domestic storage.

However, the site has adequate space to accommodate the required level of parking for the size of dwelling, together with manoeuvring space such that vehicles can enter and leave in a forward gear, which is of particular importance for the location of this property off the B4158, and where there are three carriageway lanes fronting the site.

The principle of the proposed development is considered acceptable, subject to the careful management of deliveries etc, and I therefore consider that a Construction Management Plan should be conditioned as part of any approval.

I therefore recommend that no highway objection is raised subject to the following condition being attached to any permission granted:-

No development shall commence on site (including any works of demolition), until a Construction MANAGEMENT Statement, together with a site plan, which shall include the following:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;
10. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

If you have any queries regarding the above advice, please contact Amanda Hall on 01225 713323, amanda.hall@wiltshire.gov.uk