Highway Development Control Consultation Response

Planning Application Ref: PL/2023/04913

Site Address: 34 Breakspear Drive, Corsham, SN13 9NE.

Proposal: Single storey front extension.

Date of Consultation Response: 11/08/2023

I refer to the above application dated 19/06/2023 seeking permission for a single storey front extension and further information received following my initial response.

The site is located on a cul-de-sac section of Breakspear Drive, an unclassified section of public highway subject to a speed limit of 30mph.

The access with the public highway is to remain unaltered by the proposals.

The proposals seek to erect an extension at ground floor level which will allow a rearrangement of the ground floor living space to incorporate a home office. The extension would also lengthen the existing garage on the front and reduce the parking area. I would consider that the extension will remove some hardstanding to the front, the plans appear to show a minimum of 6m at the shortest side of the frontage, however it is unclear on the site location plan where the highway boundary lies and I would wish to see that at least one vehicle can be accommodated within the site curtilage as a minimum, in addition to the existing garage space which I have considered as the second space within the site for the purpose of assessing the minimum requirements for parking relating to the existing bedroom quantum.

A plan has been submitted showing 2no. 2.4m x 4.8m spaces within the site, with the garage provision also this would be acceptable for vehicle parking for the proposals and therefore I would not wish to raise an objection subject to the following condition:

GARAGES - RESTRICT CONVERSION
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.
REASON: To ensure that adequate provision is maintained for parking in the interests of highway safety and amenity.

If you have any queries regarding the above advice, please contact:
Nicola Tilley on 01225 713478, Nicola.Tilley@wiltshire.gov.uk