Highway Development Control Consultation Response

Planning Application Ref: PL/2023/04964

Site Address: Stone Lea, Stoppers Hill, Brinkworth, Chippenham, SN15 5AW.

Proposal: Roof extension with ridge raised and new dormer windows and gable. Detached garage with room above.

Date of Consultation Response: 11/09/2023

I refer to the above planning application dated 14/08/2023 seeking permission to extend the property in the roof and provide a detached garage with a room over.

The site is located with existing access from a private driveway onto Stoppers Hill, a C classified section of public highway subject to a speed limit of 30mph. It is not proposed to alter the existing access with the public highway.

The extension into the loft and above the existing garage space would allow for a rearrangement of the internal layout and ground floor accommodation, retaining only 1 bedroom on the ground floor and providing 4 bedrooms within the first floor. This would increase the available bedroom accommodation within the site by one bedroom. A five-bedroom property would not significantly increase the trip generation on the site considering the existing bedroom quantum on site, and there would be no requirement to provide additional vehicle parking provided that there are at least 3 available parking spaces within the curtilage.

The proposed new garage space would allow for a further two enclosed vehicle parking spaces on the site with access and turning available from the private driveway, therefore the access and egress with the public highway is afforded in a forward gear for vehicles accessing the site. The garage space also has an indicated storage space which would be sufficient to provide secure and covered cycle parking in line with required standards.

The proposals would not represent a sever or significant impact on the public highway and therefore I would not wish to raise an objection with regard to highways.

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