Highway Development Control Consultation Response

Planning Application Ref: PL/2023/07386

Site Address: 21 Brinkworth Close, Chippenham, SN14 0TL.

Proposal: Proposed extension and associated alterations.

Date of Consultation Response: 21/09/2023

I refer to the above planning application dated 31/08/2023 seeking permission for the proposed extension and associated alterations.

The site is located with existing access from Brinkworth Close, an unclassified section of public highway subject to a speed limit of 30mph. It would appear that access is granted over a shared area with a few other properties.

There are no plans to alter the existing access with the public highway, the plans indicatea single garage space would be lost to the alterations, however there would be enough space to accommodate 3 vehicles for parking purposes to the frontage, plus one retained garage space.

The proposals would increase the accommodation at first floor level with a further room, classed as a study. However, the vehicle parking requirements for a 4+ bedroom dwelling have been met in accordance with minimum standards. The red line does not extend to the public highway or include the area for parking but on checking land registry this would appear to belong to the applicant, the red line should be altered for planning purposes but does not alter my recommendation.

Therefore, I would not wish to raise a highway objection to the proposals subject to the site plan inclusion of the land detailed as vehicle parking being included within the red line which connects to the public highway.

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