Highway Development Control Consultation Response

Planning Application Ref: PL/2023/07169

Site Address: Laurel House, 62 Baskerville Hill, Malmesbury, SN16 9BS.

Proposal: Erection of garage and wall.

Date of Consultation Response: 21/09/2023

I refer to the above planning application dated 22/08/2023 seeking permission for the erection of a garage and wall.

The site is located with existing access from Baskerville Hill, an unclassified section of public highway subject to a speed limit of 20mph. Baskerville Hill carriageway terminates to the east of the dwelling access with a turning head and access to a PROW footpath MALM 23.

There are no plans to alter the existing access with the public highway, a double garage structure is to be erected which will provide secure covered parking and an element of storage within the property curtilage.

Whilst the majority of the wall is within the curtilage there would be a section of the wall proposal adjacent to the public highway, in this regard I have consulted the Highway Structures Team and had the following response:

The Highways Act 1980 states, Any retaining wall which is required and lies wholly or partly within 4 yards of a street; and at any point of a greater height than 4 feet 6 inches above the level of the ground at the boundary of the street nearest that point; this will require technical approval in accordance with CG300 from the Highway Authority. Therefore, if the retaining height is less than <1.5m the wall will not require a technical approval.

None the less owing to its proximity to the highway, I would ask to see more details of the wall before any decision is made.

The proposal would not alter the existing access point with the public highway, however the proximity of the wall to the public highway and the nature of the work would require the applicant to have a licence or permit to enable working within the highway when erecting the boundary wall proposed. This may require Traffic Management or partial closure of the road to ensure the safety of all road users especially with regard to pedestrians accessing the PROW network.

I would wish to see a Construction Management Statement (CMS) in relation to the proposals with specific detail on the methodology and mitigation regarding any safeguarding of vulnerable road users and also detail of the provisions with respect to any required turning as the turning head for the lane is beyond the dwelling and may be affected by the proposals during construction of the wall. This can be conditioned as a pre-commencement condition.

I would not wish to raise an objection with regard to the principle of a new garage but require more detail in order to assess the highway implications with regard to the retaining structure before I can make any further recommendation.

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