Highway Development Control Consultation Response

Planning Application Ref: PL/2023/09104

Site Address: Fairview, Swindon Road, Malmesbury, SN16 9LU.

Proposal: Proposed new garage on the southwest corner of garden (Resubmission ref – PL/2021/08234).

Date of Consultation Response: 21/11/2023

I refer to the above planning application dated 18/10/2023 seeking permission for a proposed new garage on the southwest corner of garden.

The site is located on and with shared access from the B4042 Swindon Road, where there is also a bus stop layby. The proposals would not alter the existing access with the public highway. The provision of ancillary accommodation has resulted in the loss of vehicle parking space within the previous garage. It is therefore proposed to now replace the garage with a double garage and storage over as well as provide further hardstanding to the front of Fairview. All vehicles will be afforded turning allowing access/egress to the public highway in a forward gear.

The garage structure would be sufficient to provide two vehicle parking spaces with an element of storage, this should be conditioned to be retained as parking for the proposals and not permitted to be converted to habitable accommodation in order to safeguard the parking provision on site. The larger parking area proposed at the front of the property would provide refuge for at least 2 vehicles.

It would appear that any amendments to the garage structure and positioning from that previously approved would not alter my former stance with regard to highways, therefore, I would not wish to raise an objection subject to the following condition:

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:
HighwaysDevelopment@wiltshire.gov.uk