Highway Development Control Consultation Response

Planning Application Ref: PL/2023/10569

Site Address: 14 West Street, Lacock, Chippenham, SN15 2LH.

Proposal: Demolition of an existing conservatory to facilitate a new single storey extension. Along with modest opening up and amendments. Replacement of a non-period gate.

Date of Consultation Response: 12/01/2024

I refer to the above planning application dated 04/12/2021 seeking permission for the demolition of an existing conservatory to facilitate a new single storey extension, along with modest opening up and amendments, and the replacement of a non-period gate.

The site is located with existing access onto West Street, it is not proposed to alter the geometry of the existing access, with the public highway. A replacement gate is proposed, it is noted that the existing gate is shown to open toward the public highway. In order to comply with highway safety requirements, gated accesses should be set back from the public highway with the gates opening into the site, therefore the replacement gate should open into the site to allow a vehicle refuge within the existing access curtilage and enable the gates to be opened without the need to stop within the public highway.

The alterations proposed to the dwelling would not increase the existing bedroom capacity, merely rearrange the ground floor living accommodation and therefore there would be no requirement to adjust the existing parking provision.

In relation to highway safety and capacity, I would not wish to raise an objection to the proposals subject to the following condition:

GATES
Any gates shall be set back 5m from the edge of the carriageway, such gates to open inwards only.
REASON: In the interests of highway safety.

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