Highway Development Control Consultation Response

Planning Application Ref: PL/2023/10577

Site Address: Abbotswood Farm, 45 The Common, Bromham, Chippenham, SN15 2JJ.

Proposal: Retrospective change of use from agricultural feed storage to a one-bedroom flat.

Date of Consultation Response: 19/01/2024

I refer to the above planning application dated 05/12/2021 seeking retrospective permission for the change of use from agricultural feed storage to a one-bedroom flat.

The site is located with existing access onto The Common, a C classified section of public highway subject to a speed limit of 60mph, there are no proposals to alter the existing access with the public highway, this is an existing access for the farm and would be suitable to accommodate the vehicle movements associated with a single bedroom dwelling.

Noi indication of parking provision of location for allocated parking has been provided, a single bedroom dwelling would require a minimum parking provision of 1 space for vehicles and a single storage space for cycles. There is parking within the wider site curtilage, however it is unclear whether this can be used by the proposed dwelling.

I would therefore request further information is submitted with plans indicating parking areas. I would also wish to point out that the site curtilage has no connection to the public highway detailed in plans. It may be the intention that the proposed dwelling is ancillary to the existing buildings on site which would allow for shared parking in terms of any residential provisions, however the information supplied with the application does not make this clear and I feel that further detail on a plan would be beneficial in understanding the proposed site layout and facilities afforded to the dwelling.

I cannot make any recommendation with regard to highways without further information relating to parking and access being submitted, without this I would be required to recommend refusal on the basis of lack of sufficient information to enable the LPA to determine whether the access and parking arrangement can be satisfactorily accommodated.

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