Highway Development Control Consultation Response

Planning Application Ref: PL/2024/00148

Site Address: 7 Park Road, Malmesbury, SN16 0BX.

Proposal: Demolition of porch (side elevation). Loft conversion including a rear dormer; erection of single-storey rear extension; garage conversion to home office; changes to and additional fenestration including bay window to principal elevation. (Resubmission of PL/2023/09181).

Date of Consultation Response: 06/02/2024

I refer to the above planning application dated 05/01/2023 seeking permission to demolish the porch, a loft conversion, rear extension and garage conversion to home office.

The proposals seek to extend and rearrange the living accommodation on the ground floor, and provide 3 bedrooms within the loft conversion, this would increase the bedroom quantum on the site by 1 room. This would not affect the existing parking requirements, it would appear that the existing driveway can accommodate two vehicle spaces in line with the minimum requirements of Wiltshire Council with regard to residential parking.

The proposed office space would result in the loss of existing garage parking; however this would not reduce the available parking on site to a level which would require the applicant to provide any additional vehicle parking.

The proposed block plan shows two vehicles parked at the frontage; however, I do not feel this is required as there is sufficient space within the existing driveway to accommodate vehicles at the required minimum standard. The extension of a dropped kerb in this location to provide a single vehicle space would result in further loss of space within the existing public highway layby which I do not feel would be of benefit to the surrounding area.

Provided the vehicle parking is to remain as existing and there would be no requirement to provide additional dropped kerb access to the site then I would not wish to raise a highway objection to the proposal.

If you have any queries regarding the above advice, please contact:
highwaysdevelopment@wiltshire.gov.uk