Highway Development Control Consultation Response

Planning Application Ref: PL/2024/00312

Site Address: 28 The Tarters, Sherston, Malmesbury, SN16 0NT.

Proposal: Demolish Conservatory, general alterations. A side two-storey extension. A single storey rear extension. A first-floor side extension.

Date of Consultation Response: 25/03/2024

I refer to the above planning application dated 12/01/2024 seeking permission to demolish a conservatory porch, general alterations, a single storey rear extension a first-floor side extension and a two-storey side extension to the existing dwelling. Further detail has been submitted with regard to site layout which clarifies the parking provision.

The site is located on The Tarters, an unclassified section of public highway subject to a speed limit of 30mph and a cul-de-sac. The existing access extends from a turning area within this section of the cul-de-sac, there is also access to another property double garage and parking to the west and three further joint private access to numbers 25, 26, and 27. A PROW footpath SHER26 runs around the turning head and across the site frontage.

The proposals seek to extend and rearrange the living accommodation on the ground floor, and provide an additional bedroom at first floor level, this would increase the bedroom quantum to that of a 4-bed dwelling. The plans now indicate that three spaces would be available. The proposed site and location plan shows three vehicles accommodated within the frontage; this would require a wider driveway access to be provided from the turning head area within the Cul-de-sac, I do not believe that this would require any adjustments to the public highway over the PROW footpath, however it will require additional access works to tie into the public highway and as such will require a licence or permit to work within the public highway. There would be no requirement to provide additional dropped kerb access to the site, merely widen the existing driveway therefore I would not consider the application a significant or severe impact on the highway network and I would not wish to raise a highway objection to the proposal subject to the following condition and informative:

PARKING (VEHICLE)
No commencement on the development hereby approved shall occur until enough space for the parking of 3 vehicles together with a vehicular access thereto has been provided in accordance with details submitted to and approved in writing by the Local Planning Authority. The said space shall not be used other than for the parking of vehicles or for the purpose of access.
REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

INFORMATIVE
The application involves an extension to the existing/creation of a new vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

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