Highway Development Control Consultation Response

Planning Application Ref: PL/2023/06213

Site Address: Yew Tree Farm, Vicarage Lane, Hankerton, Malmesbury, SN16 9JZ.

Proposal: Erection of replacement dwelling, swimming pool, detached garage and associated development.

Date of Consultation Response: 08/05/2024

I refer to the above planning application dated 26/07/2023 seeking permission for proposed erection of replacement dwelling, swimming pool, detached garage and associated development. Revised detail has been provided, for which I provide the following comments.

The site is located with existing access onto Vicarage Lane, a C Classified Road subject to a speed limit of 60mph. The existing access with the public highway would not be altered as part of the application and is acceptable for use.

A replacement dwelling would not be a concern with regard to traffic generation as there is already a residential use on the site and therefore this would be unlikely to intensify the site use.

The site would have garage space for two vehicles plus storage, as well as three parking spaces within the curtilage as detailed on the proposed site plan. The provision meets the minimum required standards for vehicle and cycle parking, in addition to this there will be space within the site for additional parking if required as well as manoeuvring space to enable turning allowing access and egress with the public highway in a forward gear.

The proposals to replace the existing dwelling and redundant buildings on the site with a new 6-bed arrangement over three buildings would not be considered of detriment to the highway network and therefore I would not wish to raise an objection.

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