

Highway Development Control Consultation Response

Planning Application Ref: PL/2025/05057

Site Address: Braybrook, The Green, Marston, Devizes, SN10 5SW.

Proposal: Two storey & single storey rear extension and new vehicle access.

Date of Consultation Response: 01/10/2025

I refer to the above planning application dated 10/06/2025 seeking permission for a two storey & single storey rear extension and new vehicle access. The site is located with existing access onto Norney Road, a C Classified section of public highway subject to a speed limit of 30mph. The access is currently shared with the adjacent church and the property is not afforded vehicle parking within the curtilage. Amended plans have been received which do not alter my previous stance in regard to highways, therefore I have copied my previous response for reference.

It is proposed to provide a two storey and single storey extension to enable a larger living space at ground floor and additional bedroom accommodation at first floor. The proposals would increase the bedroom quantum to a 4-bed unit requiring a minimum parking provision of 3 spaces within the curtilage.

The parking provision for the site of 3 spaces has been incorporated within the garden and would be accessed via a new access to the south of the existing access currently used. This is proposed with tarmac surfacing over the first 5m of the access point where it meets the public highway. The access would be afforded a similar visibility splay to the south, with slightly improved visibility to the north when moved further from the vegetation directly adjacent to the existing access. The provision of a new point of access would require a Licence/Permit to work within the public highway. It is considered that a new point of access for the dwelling would provide an improvement to the visibility splay to the north, the area to the south is afforded visibility due to the green at the frontage, with a minor obstruction due to the bus shelter.

A new bridge structure is incorporated into the access, however this is over 5m from the edge of the public highway and as such would not require highways structural approval. The direct impact on the water course would require Land Drainage Consent or consultation with the Environment Agency. It is considered that there should not be a highway objection raised for the proposals subject to the following condition and informative:

SURFACING

The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

INFORMATIVE

The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license 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 the vehicle access team on telephone 01225 713352 or email

vehicleaccess@wiltshire.gov.uk for further details.

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

HighwaysDevelopment@wiltshire.gov.uk