

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/07334

Site Address: Bicknoll Cottage, Chaddington Lane, Royal Wootton Bassett, Swindon, SN4 8QT.

Proposal: The erection of a two-storey rear extension and single storey side and rear extension on the ground floor along with alterations to the existing ground floor roof. Alteration works to replace all windows, rainwater goods and apply render to the new and existing walls. Installation of ground installed PV array.

Date of Consultation Response: 10/10/2025

I refer to the above planning application dated 01/10/2025 seeking permission for the erection of a two-storey rear extension and single storey side and rear extension on the ground floor along with alterations to the existing ground floor roof. Alteration works to replace all windows, rainwater goods and apply render to the new and existing walls. Installation of ground installed PV array.

The site has two existing access points from Chaddington Lane, an unclassified section of public highway subject to a speed limit of 60mph. It is not proposed to alter the access with the public highway.

The proposals seek to extend the property to provide a larger living space and increase the bedroom quantum from a 3-bed to a 4 bed with a separate annex at ground floor and a further bedroom. It is assumed that the annex will remain ancillary to the dwelling and as such this would not require separate parking provision. It is therefore considered for the purpose of assessing the proposals that the bedroom quantum on site would be 5 beds. There is an existing garage space on site with parking for 2 vehicles and it is proposed to provide a further 5 surface parking spaces, this is in accordance with the minimum standards which would require 3 spaces. The garage space is large enough to be considered as cycle parking.

Gates and a boundary wall are proposed with the gates being set back some 5-6m, these should open inwards. In regard to visibility on egressing the access, the wall is set back far enough that it would not interfere with any existing visibility splay or require height restrictions to ensure that visibility is kept clear of obstruction.

The PV array would not be considered an issue in regard to highways, it is considered that the site would be large enough to accommodate any construction vehicles and materials.

In relation to highways there would not be an objection to the proposals.

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

HighwaysDevelopment@wiltshire.gov.uk