

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09101

Site Address: Summerleys, 16 Silver Street, Minety, Malmesbury, SN16 9QU.

Proposal: Variation of condition 2 (approved plans) on PL/2023/03960 for the addition of 2 windows on the North West Elevation, addition of a toilet window on the South East Elevation and change from a single garage door to two smaller doors on the South West Elevation.

Date of Consultation Response: 09/12/2025

I refer to the above planning application dated 18/11/2025 seeking permission for Internal alterations & repairs, replacement windows, improvements to existing drainage, flood protection measures, demolition of external storage building and extension to existing garage building.

The site is located with existing access onto Cricklade Road, a C classified section of public highway subject to a speed limit of 60mph. There are no proposals to alter the existing access with the public highway.

The proposal seeks extend the existing garage building which by design would render the existing garage unusable for parking and the location of the open bay access would also make parking within the structure a difficult manoeuvre, the orientation is such that the depth of the garage would not be sufficient to accommodate a single vehicle. Ordinarily garages are considered usable space for parking and storage where the depth is 6m and the width is 3m. this is not achieved by the extension. The vehicle parking required for a 4+ bedroom property would be 3 spaces as a minimum, which I believe the gravel driveway and parking area would be able to accommodate.

Therefore, it is not considered that the proposals would bring about any significant or severe impact on the public highway, and it is recommended that no highway objection be raised.

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

HighwaysDevelopment@wiltshire.gov.uk