



Cricklade Town Council

First Town on the Thames

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Cricklade Town Council's Planning, Conservation & Transport Committee

15th December 2025

For PL/2025/09088 – 56 HITCHINGS, CRICKLADE, SN6 6NJ

Proposal: Single Storey Side and Rear Extension and Rear Dormer to Garage and Part Garage Conversion

CTC Comments:

The property at 56 Hitchings was built as part of the development of this site and is in keeping with the style and character of adjacent houses within the estate. The property is a 4 bedroomed detached house with a single garage and parking for two cars on the driveway to the side. The garage is detached from the property and rear access is via a side gate between the house and the garage.



The application is to create a linkage between the existing house and the garage, reduce the capacity of the garage by turning part of it into room with access from the rear garden with an adjacent room accessed, it seems, via the new garage room. In addition, a new upstairs dormer room will be created across the full length and width of the existing garage footprint and the new side linkage.

While aspects of the application will fall within permitted development, the overall scale and nature of the proposed changes will have an impact on the aesthetics of this new estate. The dormer windows in the rear of the converted garage will be out of keeping with the estate while the reduction in capacity of the garage removes a parking space. This will mean available parking will be below that parking required for a property of this size. Should the upper floor of the garage be used as a bedroom (no details on application) this would further exacerbate the situation.

Members VOTED unanimously to Object as does not meet parking requirements (non-compliance with the WC Local Transport Plan 3) and dormer is out of keeping with the design statement for the estate (non-compliance with WC Core Policy CP57)