

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09506

Site Address: 8 Mount Pleasant, Chippenham, SN14 6LQ.

Proposal: Proposed front/side and rear extension with internal alterations to main dwelling. Erection of detached double garage, formation of driveway/access with drop kerbs and erection of self-contained single storey annexe.

Date of Consultation Response: 19/12/2025

I refer to the above planning application dated 08/12/2025 seeking permission for a proposed front/side and rear extension with internal alterations to main dwelling. Erection of detached double garage, formation of driveway/access with drop kerbs and erection of self-contained single storey annexe.

The site has existing frontage onto Mount Pleasant, an unclassified section of public highway subject to a speed limit of 30mph. A new access is proposed to enable vehicle parking to the rear by virtue of a driveway to a proposed double garage structure.

In respect of access the proposals appear to provide narrow access (measured as some 2.35m) to the rear of the existing property with an area in which vehicles would be able to park/turn, allowing access and egress with the public highway in a forward gear. At the point of access with the public highway it would be required to demonstrate both vehicular and pedestrian visibility splays for the new access point in line with Manual for Streets, a 2.4m x 2.4m splay for pedestrians should be achieved and visibility for vehicles on a setback of 2m should be demonstrated with a 43m splay to the east of the access. The west of the access has little traffic accessing through and ends in a turning head approximately 20m from the access, it should be demonstrated that this area would be visible from the access as a minimum. The specified splays should be kept clear of obstruction over 600mm.

The proposals would also see a rise in bedroom accommodation within the curtilage, the main dwelling would be increased to a 3-bedroom unit, and the annexe would have a further single bedroom. Due to the rise to 4 bedrooms within the curtilage there would be a requirement to provide 3 vehicle parking spaces in accordance with Wiltshire Councils minimum parking standard for residential development. This would be achieved by the provision of the double garage space and the hardstanding to the front of the garage, which would also enable turning. The double garage space would enable the storage of cycles and therefore no additional cycle storage would be required.

The proposals would not represent a significant impact on the surrounding public highway and therefore it is considered that no highway objection be raised subject to the following conditions and informative:

VISIBILITY TO BE DETAILED

No development shall commence on site until visibility splays have been provided between the edge of the carriageway and a line extending from a point 2metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 43 metres to the east and 20metres to the west from the centre of the access in accordance with plans to be submitted to and approved by the Local Planning Authority. Such splays shall thereafter be permanently maintained free from obstruction to vision above a height of 600mm above the level of the adjacent carriageway.

REASON: In the interests of highway safety.

PEDESTRIAN VISIBILITY SPLAY

The development hereby permitted shall not be first brought into use until splays have been provided on both its sides of the access to the rear of the existing footway based on co-ordinates of 2.4m x 2.4m. The splays shall always be kept free of obstruction above a height of 600mm.

REASON: In the interests of highway safety.

INFORMATIVE - VEHICLE CROSSOVERS

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence 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 our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

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

HighwaysDevelopment@wiltshire.gov.uk