

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09655

Site Address: Brookfields, 36 Bunnies Lane, Rowde, Devizes, SN10 2QB.

Proposal: Two-storey extension replacing existing double garage.

Date of Consultation Response: 06/01/2026

I refer to the above planning application dated 05/12/2025 seeking permission for two-storey extension replacing existing double garage.

The site has existing frontage onto Bunnies Lane, an unclassified section of public highway subject to a speed limit of 30mph.

The proposals include demolishing the existing double garage space to enable annexed accommodation with separate living space and two further bedrooms. There are already 4 bedrooms in the existing dwelling and the addition of a further 2 bedrooms would not alter the minimum requirements for parking provision, which is 3 spaces within the curtilage.

There is a loss of 2 vehicle spaces within the curtilage due to the loss of garage space, with no demonstration of existing parking within the curtilage to accommodate the minimum requirements. The loss of garage space would also result in a loss of what would be considered cycle storage and therefore it would be required to provide cycle storage in line with standards, this can be conditioned if required however I feel that this could be addressed when further information is required to be submitted to demonstrate vehicle parking.

Therefore, the principle of development is acceptable if it can be demonstrated that the minimum residential vehicle parking standards can be met and cycle storage can be provided.

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

HighwaysDevelopment@wiltshire.gov.uk