

Highway Development Management Consultation Response

Planning Application Ref: PL/2025/09566

Site Address: The Elm Tree, Long Street, Devizes, SN10 1NJ.

Proposal: Retrospective Change of Use of Shop and Storage Area into 2 Flats.

Date of Consultation Response: 19/01/2026

I refer to the above planning application dated 05/12/2025 seeking permission for a retrospective Change of Use of Shop and Storage Area into 2 Flats.

The site has existing frontage onto Long Street, an unclassified section of public highway subject to a speed limit of 30mph. there is an existing access in this location which allows access to a rear parking area. There are no proposals to alter the existing access with the public highway. Additional plans have been received which detail the cycle parking that was recommended as conditional upon any approval.

The existing rear section of the building has been converted to two 1-bed flats, each with allocated parking within the car park accessed from Long Street. No cycle parking has been indicated for either flat, I believe there would be a requirement to provide at least 1 space per flat in line with Wiltshire Councils LTP3 Cycling Strategy, this has now been demonstrated on an additional elevation plan submitted.

The proposals would not be seen as an intensification of the existing access over the previous use as retail and cycle parking for each flat has been demonstrated; therefore, it is considered that no highway objection be raised.

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

HighwaysDevelopment@wiltshire.gov.uk