



Cricklade Town Council

First Town on the Thames

The Council Office
Ockwells, 113 High Street, Cricklade Wiltshire SN6 6AE
Telephone: 01793 751394
E-mail: admin@crickladetowncouncil.gov.uk
Website: www.crickladetowncouncil.gov.uk

Cricklade Town Council's Planning, Conservation & Transport Committee

9th February 2026

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

Proposal: Single Storey Side and Rear Extension and Garage Conversion and Install Roof Lights.

CTC Comments:

A revised application removing dormer windows and installing roof lights instead.

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 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 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.

Cricklade Town Council (CTC) note Highways comments but feel that the road not being adopted does not make it less an issue. The unallocated parking spaces for visitors was part of the original design. Parking is a large issue on these estates often with a lack of space and this proposal is using a parking space. This property was originally approved as new build because of the parking spaces attached and this proposal is incrementally taking them away. CTC stance on parking remains consistent.

Members VOTED to Object (with 1 abstention) as does not meet parking requirements (non-compliance with the WC Local Transport Plan 3)