

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/00217

Site Address: Coolon, Cloatley Road, Malmesbury, SN16 9LQ.

Proposal: Raise roofline of existing bungalow to create first floor. Removal of conservatory to front elevation. Erection of two storey front extension. Erection of two storey side extension. Erection of linked garage to front with accommodation over.

Date of Consultation Response: 11/02/2026

I refer to the above planning application dated 13/01/2026 seeking permission to raise roofline of existing bungalow to create first floor, remove conservatory to front elevation, erect a two-storey front extension, erect a two-storey side extension and erect a linked garage to front with accommodation over.

The site is located with existing access to the north of Cloatley Road, a C Classified section of public highway subject to a speed limit of 60mph. There are no proposals to alter the existing access with the public highway, which is acceptable.

The proposals seek to extend the existing 2/3 bed property to provide a first-floor bedroom accommodation for 4-beds and a larger area of living accommodation at ground floor level. The extensions would include a double garage with a carport and additional 1 bedroom annexe over.

The site layout shows a larger hardstanding area to the front of the garages connecting to the existing access, this would be suitable for additional parking and turning requirements enabling access and egress in a forward gear. Therefore, the proposals meet the minimum required standard for a 4+ bedroom dwelling with regard to vehicle parking. The proposed double garage does not conform to the required dimensions of 3m x 6m to be considered as cycle parking as the stairway to the first-floor accommodation restricts the available parking space dimensions, however it is noted that there is an attached lobby space which could be considered for secure cycle storage.

The proposals are not considered to be of detriment to the surrounding public highway and therefore it is recommended that no highway objection be raised.

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

HighwaysDevelopment@Wiltshire.gov.uk