

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/00352

Site Address: Pax Cottage, 3 Stones Lane, Cricklade, Swindon, SN6 6JW.

Proposal: Garage conversion and single storey extension connecting garage to main house.

Date of Consultation Response: 13/02/2026

I refer to the above planning application dated 19/01/2026 seeking permission for a garage conversion and single storey extension connecting garage to main house.

The site is located with existing access from Stones Lane, an unclassified section of public highway subject to a speed limit of 30mph and a cul-de-sac with no parking restrictions across the site frontage with Stones Lane.

The proposals seek to convert the existing double garage to a single bedroom with en-suite and utility room, this would be connected to the main dwelling via a new single storey extension as a hallway with direct access to the public highway for pedestrians. There is also proposed to be a new pedestrian access via a footway on West Mill Lane to the north of the dwelling.

The conversion of the garage could be considered a loss of two vehicle parking spaces, whilst the garage dimensions do not conform to the 6m x 3m standard for being considered as vehicle and cycle storage, the space within the garage is able to accommodate the standard 2.4m x 4.8m on one side of the garage from the plans submitted.

It is stated that the garage is not currently used for parking due to the dimension constraints, however the demand for parking increases with the proposed uplift in bedroom quantum for the proposals. A 3-bedroom unit would require a minimum provision of 2 spaces, the additional bedroom provision would require an additional vehicle parking space and as such the minimum requirement would be for 3 spaces within the curtilage. The available parking on-street is already being utilised by virtue of not using the garage, therefore I would consider that the proposals would result in a further single vehicle being displaced onto the public highway.

There are parking restrictions in the immediate vicinity at West Mill Lane and there is a car park for the leisure centre accessed opposite the site. Given that the existing position is that the garage is unused due to the perceived lack of parking space. It is considered that the proposals would only result in a single vehicle displaced onto the public highway which would not be considered a significant impact, the majority of properties on this section of stone lane have off-street parking.

The works to provide pedestrian access will require a licence or permit to work within the public highway.

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 subject to the following informative:

**INFORMATIVE
PERMIT**

The application involves an alteration to the public highway. 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 Streetworks Team at streetworks@wiltshire.gov.uk or by phoning 01225 713 497 or visit their website at <https://www.wiltshire.gov.uk/highways-road-works-permit-scheme> to make an application.

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@Wiltshire.gov.uk