

Application Number:	PL/2026/00855
Location:	Land between 83/91 Bath Road, Melksham, SN12 8AD
Proposal:	Erection of 4 dwellings, two semi-detached dwellings, gardens and parking

[SN12 8AD - Google Maps](#)

[91 Bath Rd - Google Maps](#)

I refer to the above planning application received on 23rd February 2026.

Proposal

The proposal is understood to involve the erection of two pairs of 3-bedroom semi-detached dwellings on the former parking area used by the Cooper Tire & Rubber Company.

The proposed four dwellings would be set back from the Bath Road carriageway with two surface parking spaces provided for each dwelling, orientated perpendicular to the carriageway.

Planning history

W/01/01577/OUT - Residential development, Land Between 83 - 91, Bath Road – Approved with conditions

Sustainability

The site is located on the edge of town centre with good access to local facilities and public transport. It is therefore considered to be sustainably located and in accordance with WC Core Policy CP60.

Access and parking

The proposed layout of the site would require a dropped kerb access across the entire site frontage to accommodate the individual parking spaces.

It is noted that the existing highway arrangement has a narrow footway (approximately 900mm wide) fronting the site with an approximate 53m section of marked out on-street parking extending from the existing access at the south-eastern end of the site to a point adjacent to No.101 Bath Road to the north-west.

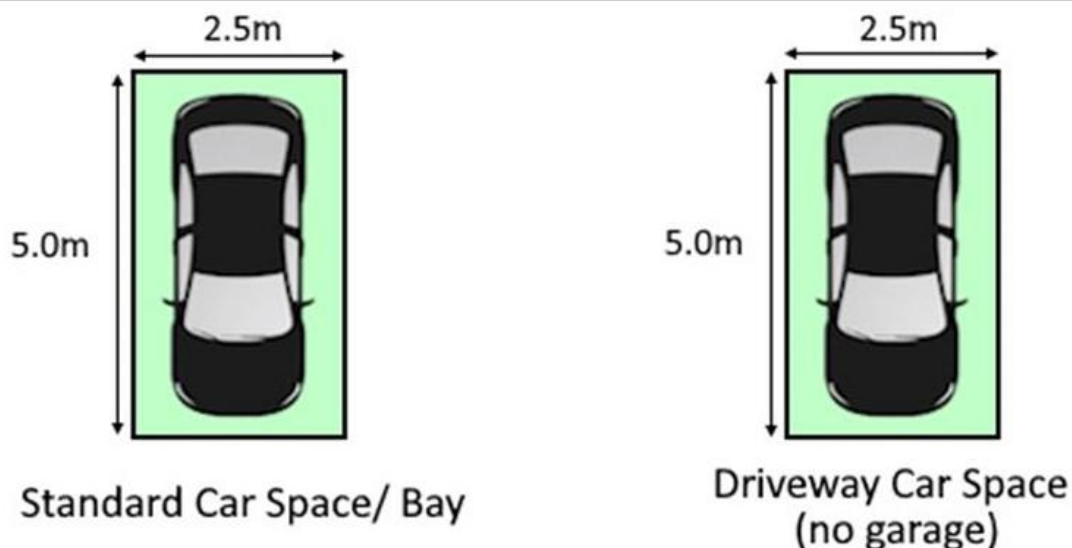
The proposed development would result in the loss of this existing on-street parking provision, and a review and amendment to the parking restrictions on this section of Bath Road would be necessary as part of any approval of the development.



Having regard to the limited footway width, it is considered that the proposed development should provide an improvement to the pedestrian provision through the widening of the footway to 2m. This was also a requirement of the outline consent granted back in January 2002 under application W/01/01577/OUT.

In order to achieve this requirement, the dwellings would need to be set back further into the site.

The proposed parking bays are indicated to be of dimensions 2.4m by 4.8m, however, having regard to the increased size of cars the emerging standards for car parking spaces are 2.5m by 5m, as shown below. A revised plan which achieves the required parking space arrangements and the provision of the footway widening will therefore need to be submitted.



The widening of the footway would be achieved within private land, and therefore a legal agreement with the Highway Authority to secure the dedication of the footway as public highway will be required, and such agreement would also include the requirements to amend

the Traffic Regulation Order in regard to the existing parking restrictions in the vicinity of the site.

Summary and Recommendations

The principle of the proposed development is considered acceptable, in highway terms, however, amended plans are required to secure improvements to the footway width fronting the site and the size of the proposed parking bays.

A holding objection is therefore recommended with a request to the applicant to submit revised plans to address the above comments.

Amanda Hall
Highways Development Management Engineer