



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 March 2026

For PL/2026/00352 – Pax Cottage, 3 Stones Lane, Cricklade, SN6 6JW

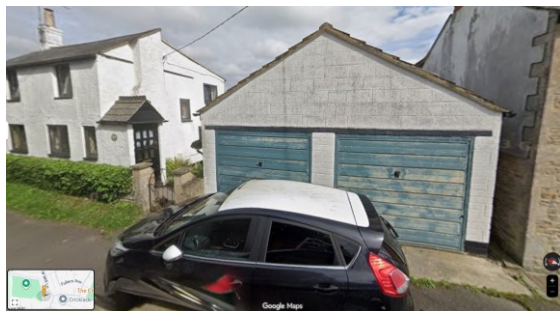
Proposal: Amended plans for single storey link extension and garage conversion

This is an updated application (under the same reference) to that considered at the PCT meeting on 9th February 2026. That submission made to Wiltshire Council is included below for reference. These amended plans show a differing treatment of the extension that will link the cottage and the garage with the front wall inset back slightly to break up the uniform frontage that would have resulted from the original proposals. Other change is a pitched roof instead of a flat roof to make it look more aesthetically pleasing.

The proposed parking arrangements remain the same, i.e. the garage will be converted into living accommodation and so there will be no off street parking for this property. Since the last meeting on 9th February the WC Highways Officer has filed his report on this application which states that there is no highway objection because:

"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."

Some division in comments from PCT members on the look of the property; some felt it was an improvement while others still against seeing it as a long building with garage doors. Having a garage door external look implies no parking in front of the doors is allowed by others.



The leisure centre car park availability is inadequate at times and these roads can become busy with cars parked over kerbs, pavements and too close to junctions. Taking an off street car parking space away from this property will overload an already overloaded road.

In the past, previous residents raised concerns about the potential risk of emergency services being unable to manoeuvre round parked vehicles into this cul de sac. **Below**

the applicant's own photo as part of the plans show inadequate parking with a car parked on the Leisure Centre's grass verge as highlighted by the arrow.



Members considered whether the changes to the design are sufficient to address the previously expressed concerns.

Members VOTED (with 1 abstention) to maintain the **OBJECTION** on the grounds of inadequate parking provision and Highway grounds (despite the Highways Officer's comments).



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

CTC Comments:

This property stands on an interesting plot of land with a tiered garden that drops away behind and so overlooks houses on West Mill Lane. To the front it overlooks the entrance to the leisure centre and playing fields. As such this work will not create a huge change for any neighbours. The house was recently sold as a 3 or 4 bed home with double garage, offering the lounge extension as a possible bedroom.

The design and access statement claims that the garage is too small for modern cars and so there is only very limited on-street parking since the lane is access for several other houses that are in a narrow cul de sac. The existing double garage appears to be 5 metres deep.

The addition of a fourth bedroom means we could reasonably expect that at least one parking space should be available. A new build for a typical 4 bedroom house would expect to provide 3 parking spaces.

An alternative plan could have been to convert the extension lounge into an accessible bedroom and rebuild the garage with doors big enough to park at least one vehicle. While the proposal does not bring extra cars to the place, it does remove 2 potential places within the garage. There appears to be the opportunity using the large land space to make the house bigger whilst altering or extending the garage to park a car away from the street.

It seems likely that the new owners are hoping to create an accessible space to enable the care of a family member and which would cause no further cars to be connected with the property.

However, we have to think of these changes in relation to future owners of the house who may wish to use it differently, for example for teenagers. In which case the parking arrangements would be wholly inadequate which could have a knock on effect on the Leisure Centre car park which is already overfull at busy times.

Regarding the timber cladding, although this is not a common locally used material and does not tie in with the existing house, it does mirror an extension to number 1a West Mill Lane which used vertical timber cladding and black window frames. Pax cottage can be seen through the space between buildings **in the picture below, circled in yellow.**



Picture below— plans of what the wood cladding would look like. CTC supported the other building (shown above) as it had a barn effect. This is totally different to just cladding. Street scene will look poor with what is a small cottage turning into a continuous contemporary build. Majority of the CTC planning committee found the plans not aesthetically pleasing for the area and out of keeping with the cottage.



Above left: Lightweight timber link. Above right: Street front cladding and clerestory windows.