

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01320

Site Address: 15 Lake View, Calne, SN11 8JA.

Proposal: Removal of existing garage and construction of new garage with ancillary accommodation and link building. Rear extension to existing main house and internal alterations.

Date of Consultation Response: 20/03/2026

I refer to the above planning application dated 25/02/2026 seeking permission for the removal of existing garage and construction of new garage with ancillary accommodation and link building. Rear extension to existing main house and internal alterations.

The site is located with existing access onto Lake View, an unclassified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access with the public highway. The property is situated at the end of a private driveway.

The proposals seek to link the existing property at ground floor level to a building which would replace the existing double garage, providing a gym in one part and garage space adjacent. This would remain a 4-bedroom dwelling. There are 3 vehicle parking spaces indicated within the driveway, and this would remain, there would be a loss of a single garage space by virtue of the proposals. The minimum parking standard for a 4 bedroom dwelling is 3 spaces, it is clear that this would be accommodated within the curtilage and the garage space would likely have some space at the rear for the storage of cycles.

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