

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/01815

Site Address: Land adjoining 79 Dickens Avenue, Corsham, SN13 0AQ.

Proposal: Proposed New Dwelling & landscaping.

Date of Consultation Response: 16/04/2026

I refer to the above consultation for planning advice dated 18/03/2026 seeking permission for a proposed New Dwelling & landscaping.

The site is located with existing access onto Dickens Avenue, an unclassified section of public highway subject to a speed limit of 30mph. the proposals include alterations to the public highway which will require a licence/permit to carry out the works.

The proposed development comprises a single residential unit adjacent to an existing residential unit. The proposed dwelling would have 2 bedrooms and as such will require 2 vehicle parking spaces within the curtilage, this has been demonstrated to the front of the dwelling and within the curtilage. The vehicle parking and dwelling are located such that they would remove the existing parking provision for no.79, this has been replaced by frontage parking proposed within the curtilage of the existing dwelling. Both dwellings have 2 bedrooms and as such require 2 allocated vehicle parking spaces. The new dwelling is proposed to also have EV charging.

The plans detail that there would be sufficient space to accommodate the vehicle parking provision required to minimum standard and would also require the length of the existing dropped kerb to be extended across the frontage of both properties.

The proposals for access would require a dropped kerb as shown on the plans with new surfacing to the public highway where there is footway or verge, surfacing should be consolidated to prevent loose materials entering the public highway.

No Cycle parking provision is demonstrated; however, this can be conditioned as part of any approval. It would be required to provide an element of cycle storage in accordance with Wiltshire Council's LTP3 Cycling Strategy, Appendix 4 of this document contains Cycle Parking Standards for which I attach an extract below for information:

Land Use	Area	Minimum Cycle Parking Standards
C3 Dwelling	All areas	1 covered space per bedroom for up to 3-bedroom dwellings 3 covered spaces per unit for 4-bedroom dwellings 4 covered spaces per unit for 5-bedroom dwellings(etc) + 1 visitor space per 20 bedrooms

Therefore 2 spaces would be required to be demonstrated.

The proposals would not represent a significant adverse impact on the surrounding highway network and can provide off-street parking in line with required standards; therefore, no highways objection is raised subject to the following conditions and informative:

SURFACING

The development hereby permitted shall not be first brought into use/occupied until the first 5m of the access, measured from the edge of the carriageway and/or whole of the parking

area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

PARKING (CYCLE) - DETAILS REQUIRED

No development shall commence on site until details of secure covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

INFORMATIVE - VEHICLE CROSSOVERS

The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. 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 Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

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

HighwaysDevelopment@wiltshire.gov.uk