
Parking Provision

Proposed five-bedroom dwelling, land off Pickwick Road, Corsham

Wiltshire Highways
Bath Road,
Chippenham
SN14 0AB

10th June 2026

Dear Claire,

Re: Proposed five-bedroom dwelling, land off Pickwick Road, Corsham

Thank you for your comments on the above proposal. We note your concern that the increase from four to five bedrooms may be resisted on the grounds of insufficient on-site parking. Having reviewed the Council's adopted standard and national policy, we would respectfully ask that the application be supported, for the reasons set out below.

First, and most importantly, the proposal does not increase the parking requirement. Under the Council's adopted residential standard (LTP3 Car Parking Strategy, Table 7.1), all dwellings of four or more bedrooms fall within a single band requiring a minimum of three allocated spaces. The existing four-bedroom dwelling and the proposed five-bedroom dwelling therefore generate an identical requirement. The additional bedroom creates no additional parking need in policy terms, and we would suggest that a refusal premised on the contrary position would not be consistent with the Council's own standard.

Second, we recognise that the substantive matter is the proposed garage conversion rather than the bedroom count. Following the conversion the dwelling retains two off-street parking spaces on the driveway. As set out below, this represents the parking provision the Council's standard actually recognises, and we consider it appropriate and acceptable in this location.

We would also note that paragraph 7.5 of the same strategy confirms that the Council does not, in any event, count garages towards allocated parking provision (save for overriding design reasons), reflecting the well-established position that single garages are commonly used for storage. The policy-recognised provision on this plot has therefore always rested on the driveway, and the conversion does not reduce the provision the Council formally counts.

Third, should any reduced provision ultimately be in point, Policy PS6 expressly provides flexibility where parking demand is likely to be low and any overspill can be controlled. The site's location on Pickwick Road within Corsham – a market town with a range of local services and a half-hourly (Monday to Saturday) bus service along the A4 – is precisely the kind of accessible location PS6 envisages, and a supporting Parking & Accessibility Statement accompanies this submission.

Finally, we would respectfully draw attention to national policy, under which development should only be refused on highways grounds where there would be an unacceptable impact on highway safety or a severe residual cumulative impact on the road network. For a single dwelling that would retain off-street parking, neither threshold is engaged.

We would welcome the opportunity to discuss this with you, prior to determination. To accompany this letter we have produced a Parking and Accessibility Statement. We remain confident that the proposed provision is acceptable in policy terms. Please do not hesitate to contact me to discuss.



Yours sincerely,

Edward Healer

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