

Highway Development Control Consultation Response

Planning Application Ref: PL/2026/03135

Site Address: 42 Webbs Court, Lyneham, Chippenham, SN15 4TR.

Proposal: Conversion of garage to office (ancillary to the main host dwelling).

Date of Consultation Response: 22/06/2026

I refer to the above application dated 15/05/2026 seeking permission for the conversion of garage to office (ancillary to the main host dwelling).

The site is located with existing access from a cul-de-sac section of Webbs Court an unclassified section of public highway subject to a speed limit of 30mph.

The existing garage is not directly connected to the dwelling, it is located in a block of three garages with some 10m to the front for additional vehicle parking. It is unclear if the proposals would still cater for the existing bedroom quantum in terms of vehicle parking provision. Whilst the majority of properties have garages and off-street parking it is evident that on street parking is heavily subscribed to and this section of Webbs Court would not be considered acceptable for any additional displaced parking. The plans do show that there would be two vehicle parking spaces to the front of the garage which if the existing dwelling has up to three bedrooms, then would be considered acceptable as there would be sufficient off-street parking to accord with minimum standards.

The conversion of the garage to an ancillary office space would be considered acceptable as a home office for the dwelling, it would not be deemed acceptable for a standalone business as this would place additional pressure on the surrounding highway network and likely require a higher level of parking provision to ensure no vehicles are displaced within the public highway.

Therefore, I would not wish to object to the principle of a conversion to a home office space, but would not be supportive of a commercial office space in this location, subject to the vehicle parking and bedroom quantum being clarified.

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

HighwaysDevelopment@wiltshire.gov.uk