

Highway Development Control Consultation Response

Planning Application Ref: PL/2026/03452

Site Address: Holly Cottage, Milbourne, Malmesbury, SN16 9JA.

Proposal: Front and rear two-storey extensions, provision of non-habitable outbuilding, re-alignment of driveway and access location.

Date of Consultation Response: 26/06/2026

I refer to the above application dated 01/06/2026 seeking permission for front and rear two-storey extensions, provision of non-habitable outbuilding, re-alignment of driveway and access location.

The site is located with existing access onto a C classified section of public highway subject to a speed limit of 30mph. It is proposed to relocate the access to the east and remove the existing access, this will require a licence or permit to carry out the access works within the public highway.

The proposals seek permission to extend to the living accommodation at ground floor level as well as providing a new bedroom space and extending an existing bedroom, this would raise the bedroom quantum of the property, requiring a further parking space to be accommodated within the curtilage. There is a parking area to the front of the dwelling which appears to have space for at least 3 vehicle parking spaces, which would accord with minimum standards.

A non-habitable outbuilding is proposed with 2 office spaces and a workshop within; this should remain ancillary to the main dwelling in order to not require additional parking associated with the outbuilding.

It is therefore considered that the proposals would not represent a significant traffic impact in terms of trip generation and that no highway objection be 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

STOP UP EXISTING ACCESS.

No development shall commence on site until details of the stopping up of all existing accesses, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. That stopping up shall take place in accordance with the approved details within one month of the first occupation of the development. No later than one month after the first occupation of the development, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

VEHICLE CROSSOVERS

The application involves the creation of a new vehicle access. 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. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of roadside ditches) will require full Land Drainage Consent. Please contact the Drainage Team at Drainage@wiltshire.gov.uk

If you have any queries regarding the above advice, please contact:
HighwaysDevelopment@wiltshire.gov.uk