

Highway Development Control Consultation Response

Planning Application Ref: PL/2026/03246

Site Address: 3a Wood Street, Calne, SN11 0BZ.

Proposal: Conversion of shop to create additional space for ground floor apartment. Proposed rear bin and cycle store.

Date of Consultation Response: 30/06/2026

I refer to the above application dated 10/06/2026 seeking permission for the conversion of shop to create additional space for ground floor apartment. Proposed rear bin and cycle store.

The site is located on Wood Street, a C classified section of public highway subject to a speed limit of 30mph. There is no existing vehicle access with the public highway and no allocated vehicle parking.

The proposals seek permission to convert the remaining shop area to an additional bedroom at ground floor level. The site has previously been accepted as 2, 1-bed and 1, 2-bed flats. This would now alter to 2, 2-bed and 1, 1 bed flat, resulting in an additional bedroom space. As this bedroom would replace the existing shop facility then I would consider that there would be no material change in traffic generation or parking demand for the site.

The proposals include cycle parking facilities which do not fully conform with minimum standards for one of the 2 bed flats. There should be a minimum provision of 1 covered space per bedroom, equating to a total of 5 spaces, two of which are within the ground floor flat and 3 should be located in the storage to the rear.

Other than the cycle parking provision which can be conditioned, there would not be a highways recommendation for refusal and the following condition is recommended:

PARKING (CYCLE) - DETAILS REQUIRED

No development shall commence on site until details of secure covered cycle parking 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.

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

HighwaysDevelopment@wiltshire.gov.uk