

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/03667

Site Address: 25 Watergates, Colerne, SN14 8DR.

Proposal: Replacement Garage and Gates.

Date of Consultation Response: 06/07/2026

The application seeks permission for a replacement garage and gates.

The site is located with existing access onto Watergates, a C Classified section of public highway subject to a speed limit of 60mph.

The proposals seek to replace an existing timber garage/storage structure to provide a new double garage with storage. This is set back within the site with space for turning which would allow vehicles to enter and exit the public highway in a forward gear. The proposed gates are not set back from the public highway sufficiently; this would lead to vehicles obstructing the free flow of traffic on Watergates and therefore a minimum set back from the edge of the carriageway of at least 5m is required. In addition to this the gates are shown opening into the public highway, which is not acceptable for the same reasons above, therefore the applicant can either provide plans detailing the correct set back and opening for the gates or this can be conditioned as part of any approval process.

The principle of the replacement garage and new gates on the access would not be considered a detriment to the public highway provided the advice with siting and opening for the gates can be rectified or conditioned as follows:

GATES

Any gates shall be set back 5m from the edge of the carriageway, such gates to open inwards only.

REASON: In the interests of highway safety.

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

HighwaysDevelopment@wiltshire.gov.uk