

Highway Development Control Consultation Response

Planning Application Ref: PL/2025/09258

Site Address: Out Yonder, Hartfield, Devizes, SN10 5JH.

Proposal: Re-pitch roof of existing building to form loft conversion with rooflights and dormers. Alterations and small extension to ground floor at rear. Render existing brick elevations and provide new doors and windows.

Date of Consultation Response: 05/08/2026

I refer to the above application dated 22/06/2026 seeking permission to re-pitch the roof of the existing building to form loft conversion with rooflights and dormers. Alterations and small extension to ground floor at rear. Render existing brick elevations and provide new doors and windows.

The site is located with existing access a shared private driveway which connects to Hartfield, an unclassified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access with the public highway.

The proposals would extend the property to provide additional living accommodation with a loss of 1 bedroom space at ground floor level. The proposals would see an increase in bedroom space through the re-pitching of the roof and provision of 3 further bedrooms at the first floor level. This would raise the bedroom quantum to 5-beds in total for the site. The proposals demonstrate that there will be two vehicle spaces within the garage space with two spaces to the front of the garage in addition to three further spaces to the western side of the curtilage. The provision of 2 additional bedrooms and the rise in bedroom quantum would require a minimum provision for parking at 4 spaces, therefore the proposed provision is acceptable.

The proposals would not be deemed a significant impact on the public highway nor result in an over intensification of the exiting access with the public highway. Therefore, it is considered that no objection be raised with regard to highways.

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

HighwaysDevelopment@wiltshire.gov.uk