

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: 13/08/2026

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. Revised plans have been received which have moved the door for the office to the front of the garage which does not materially alter my previous comments.

The existing garage is not directly connected to the dwelling, it is located in a block of three garages with space to the front for which is currently used for the parking of vehicles. The parking provision is stated as unchanged due to the garage being used as storage as it is considered too small for vehicle parking. 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 show that there would be space to the front of the garage to cater for the existing vehicle parking which as mentioned previously would be unchanged from the existing situation and therefore considered acceptable.

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 further vehicles are displaced within the public highway.

I would not wish to object to the conversion of garage space to a home office space but would not be supportive of a commercial office space in this location or any further development requiring higher levels of vehicle parking unless it can be demonstrated to be accommodated within the property curtilage.

It is therefore considered that the proposals represent a neutral effect on the existing public highway, there would be no significant impact on parking demand for the area, and that no highway objection be raised as a result.

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

HighwaysDevelopment@wiltshire.gov.uk