

DELEGATED REPORT

APPLICATION REFERENCE: PL/2026/05105
APPLICATION TYPE: Discharge of conditions

SITE ADDRESS: Rowden Park, Chippenham
PROPOSAL: Discharge of Conditions 9 (Alternative cycle storage to plots 52-59) for PL/2025/07732.
RECOMMENDATION: Partial discharge of condition

PROPOSAL

This is a proposal to discharge the following condition

No dwelling, without an associated garage, shall be occupied until a wooden shed as shown on approved plan Drg CSL.03 K, or alternative cycle storage provision in the case of maisonette plots 52 to 59 details of which are first submitted to and approved in writing by the Local Planning Authority, has been provided within the rear garden of the dwelling.

REASON: In the interests of providing bicycle storage for all properties to promote sustainable means of transport.

The application was submitted in August 2026. It has not been through any formal consultation.

The proposal is to provide the maisonettes (which each have their own private outside space) with sheds for bike storage consistent with the rest of the wider planning approval. The agent states:

"This plan (see snip below) shows, within the insert, the location and specification type for the sheds to plots 52-59. This follows the same specification for shed across the wider phase 3 development."



Figure 1: Plan showing plots 52-59 with allocated external space and the location of a shed within those areas to serve each maisonette.

The key identifies the sheds as being on a 6' x 4' concrete base, of timber construction and the same dimensions as the base.

ASSESSMENT

The submitted details ensure that each of the maisonettes are provided with cycle storage consistent with the consented approach within the wider Phase 3 development at Rowden Park. This was a detail not available when the original application or the subsequent s73A applications were assessed. Had this of been provided at the time then the detail would have been considered satisfactory and the condition would not have been necessary.

The proposed sheds would provide suitable space to store a bike if desired by the occupier of the property. This would mean that modal shift to more sustainable forms would be supported in the development. AS such, this supports a vision-led approach to highways planning.

The detail is acceptable and the condition will be considered discharge upon the provision of cycle storage across the development and in the case of plots 52-59 in accordance with these details. Hence this can be considered a partial discharge with remaining elements instructive.

Condition 9 (Alternative cycle storage to plots 52-59):

Conclusion: Partial discharge.

RECOMMENDATION:

Partial discharge the condition

Text for Decision Notice on Discharge of condition 9 relating to application PL/2025/07732:

I can confirm that the details submitted partially satisfy the following conditions of the above planning decision, as follows:

Condition 9:

I can confirm that the submitted details within the covering letter (Our ref: 097_Rowden Park Phase 3) and 'External Works drawing ref 114-180 rev K' are acceptable and partially satisfy the requirements of this condition.

Please ensure that the development is implemented in accordance with the approved details.