

Highway Development Management Consultation Response

Planning Application Ref: PL/2026/05395

Site Address: 1 Edridge Close, Chippenham, SN15 3NW.

Proposal: Change of use of land to be included in domestic curtilage of the property. Single storey side extension to form additional living space with an artist studio on the roof space.

Date of Consultation Response: 06/10/2026

I refer to the above application dated 11/09/2026 seeking permission for a change of use of land to be included in domestic curtilage of the property. Single storey side extension to form additional living space with an artist studio on the roof space.

The site is located with frontage onto Edridge Close and garage access from Boundary Road, both roads are unclassified sections of public highway subject to a speed limit of 20mph. There are no proposals to alter the existing access with the public highway, though it is proposed to place a fence adjacent to the public highway. The fence would be placed at the side and rear of the property enclosing the garden space and as such this would reduce the splay at the access point to the garage, an area is marked splay on the plans which would provide some visibility to the footway adjacent, however there is no evidence submitted to show that a minimum of 2m x 2m for pedestrian visibility or that the 2m x 25m splay for vehicles can be achieved. Both splays would be required to be provided without any obstruction over 600mm due to the presence of the footway.

If the required splays could be demonstrated on plans submitted to support the application and show no detriment then I would be in a position to make a positive recommendation in regard to highways.

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

HighwaysDevelopment@wiltshire.gov.uk