

St Paul Malmesbury Without Parish Council

Report #06.1

June 2025 Planning Summary

Applications Determined

No	Address	Description	Reference
----	---------	-------------	-----------

Applications Awaiting Review

No	Address	Description	Reference
758	Ashdown, 1 Charlton Road, SN16 9JJ	Replace existing conservatory with a single storey extension - revised application description submitted - Single storey rear extension to replace conservatory and regularisation of two-storey side extension and front porch	PL/2025/04517
759	3 Common Road, SN16 0HN	Proposed first floor side extension and remodelling of dwelling	PL/2025/04611
760	Land adjacent to Rossley House, Milbourne, SN16 9JA	Variation of Condition 2 (Approved Plans) of PL/2024/02250 Technical Details Application for the addition of solar panels to the rear roof of the house & garage and increasing the size of the kitchen window	PL/2025/04571
761	The Bungalow, Milbourne, SN16 9JA	Single storey side extension to west of dwelling	PL/2025/04926

Observations

758 The description of the application was amended from the initial description to include parts of the development that had not been otherwise included. Interestingly there is not a first floor layout where I suspect there are now four bedrooms. This requires at least three parking space to conform with Wiltshire Highways minimum parking standards. Whilst having no particular issues with the changes to the structure, it is my opinion the council should **object** to this application as it fails to identify where the three parking spaces are on the site and the manoeuvring area to allow all vehicles to exit the property onto Milbourne Lane in a forward gear. The entrance to the property is very adjacent to a junction with the B4040 and therefore this feature is an important safety requirement.

759 The proposed changes to the property are broadly in line with other adjacent property extensions, and therefore I suggest there are no particular aspects of the changes that the council should take issue with. However the loss of the existing garage and the addition of an additional bedroom requires the application to demonstrate that the site can accommodate at least three parking spaces to conform with Wiltshire Highways minimum parking standards and sufficient manoeuvring area to allow all vehicles to exit the property in a forward gear. There is an area of garden to the front of the property that could accommodate these important highway safety requirements. I suggest an **objection** for the reasons above.

760 Suggest **no objection**

761 Suggest **no objection**, on the basis that the proposal provides a pleasing symmetrical visual impact from the lane and could not be considered overdevelopment of the substantial plot in which it sits.

Planning Updates

PL/2024/10192 & PL/2024/10219 - Home Farm, Burton Hill, SN16 0EW has gone to Appeal on the basis of the Written Representations procedure set out in Part 2 of The Town and Country Planning (Appeals)