16 Potley Lane Driveway, Corsham - Design and Access Statement

1.0 Introduction

The proposal is for the placement of a driveway with a centralised dropped kerb entrance/ exit as per the accompanying drawings to be submitted with this planning application.

The photograph as shown below, shows the existing site which is located along Potley lane, Corsham.



2.0 Existing site

The above shows the existing site, which can be seen when walking along the north side pavement along Potley lane, as per the accompanying drawings. The site is a semi detached property within a line of similar houses which have originally been planned with both front and back gardens.

There are multiple neighbouring properties which mirror the same arrangement, though the most significant difference is that many of them already have existing off street parking, which takes the form of a driveway, where the front garden originally would have been located. As a result, the client for this project is intending to have the same arrangement in order to improve property access.

3.0 Planning Context

Potley lane is categorised as a ‘class C road’ and enforces a 30mph limit at present, it is decentralised from the town centre of Corsham and forms suburban access to houses, many of which currently have off street driveway parking (please see point 5.0 and accompanying drawings). Additionally, the pedestrian footfall is suggestive of low numbers given the context of the site.

4.0 The Proposal

4.1) Design

The design is intended to include the following works to the stage of completion: The removal of the front fence, reduce dig in existing front garden to a depth of 150mm, dropping the front kerb (on the existing council owned pavement, as included within the accompanying drawings) – enabling the construction of the new driveway, made up of type 1 MOT topped with a shingle finish with new tarmac finish on pathway and 1 metre apron, which would be implemented in accordance with appropriate turning and parking on site.

4.2) Access

Access to the site is intended to span over the existing aforementioned pavement and enter the public ‘class C road’ of Potley lane, mirroring the design of the existing neighbouring properties that currently have the same setup, the image below shows the existing site in context, as an example of how the proposed would match given its location:



5.0 Existing Precedents

As can be identified from previous points within this statement and visually at the site there are a number of properties (x10 in total along the stretch of road which no.16 is located) – that have driveway access onto Potley Lane, as shown on the following pages. As a result, the case for this driveway proposal becomes more compelling as a means of maintaining continuity within the community and public order.

Pages continue below...

Existing driveway neighbouring precedents of the same setup in Potley Lane, Corsham

(as shown on Precedent and Context Plan):



No.10



No.11



No.14



No.15



No.17



No.18

Existing driveway neighbouring precedents of the same setup in Potley Lane, Corsham

(as shown on Precedent and Context Plan):



No.19



No.20



No.21



No.22

6.0 Summary

In summary, the proposal looks to blend with the existing and improve day to day life for the applicant with the aforementioned existing precedents, emphasising the case for it to go ahead.