PROPOSED MODIFICATIONS TO ACCESS, 79 HIGH STREET, GREAT CHEVERELL, WILTS.

DESIGN & ACCESS STATEMENT IN CONNECTION WITH APPLICATION DATED

History

No.79 High Street is an early 20th.c. two storey brick built house sited in the centre of Great Cheverell. The house has a later single storey extension on the south end and a modern two storey annexe constructed in 2018. The house is orientated 90° to the High Street. The house is set within a moderately large garden area, principally to the east, with open paddock to the north (under the same ownership). The property is within the Great Cheverell Conservation Area.

Present Vehicle Parking Arrangement

There is no vehicular access to the property. A single small parking space is provided off the adjacent garage forecourt area. A right of way exists to allow access. The existing wall limits vehicle access/ingress to one side only.
Additional parking is meant to be provided in the narrow lay by area in the High Street although this again allows vehicle access from one side only and can be difficult or even dangerous when loading or unloading a vehicle as vision to the west is very limited.
The property has been marketed recently and the parking situation has proved an impediment to achieving a sale.

Layout Proposal

The proposal is to remove the existing 1.2M high retaining wall adjacent to the existing pedestrian entrance gate. This would allow for the existing tarmac area to be realigned and a c.4.5M wide parking bay provided as the principal parking space.

Landscaping

The principal area of planting in the garden will not be affected by the proposal therefore no significant additional landscaping will be required. The existing 1.9M. high timber fencing and gateway would be resited against the house wall. The existing conifer hedge fronting the High Street will be retained.

Conclusion

We consider that the proposal complies with the Local Authority design policies in respect of the works and will not prejudice the existing situation regarding the adjoining properties, local residents and the Conservation Area.

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Existing parking bay and pedestrian access and retaining wall to be removed



Lay by on the High Street



Existing timber fence and access gate – to be resited against house wall