DESIGN & ACCESS STATEMENT

TO ACCOMPANY A PLANNING APPLICATION

FOR

ALTERATIONS TO DROP KERBS SERVING A DOMESTIC PROPERTY



AT

50 WEST END

WESTBURY

WILTSHIRE

BA13 3JG

SEPTEMBER 2023

INTRODUCTION:

This statement has been prepared to accompany a 'Full Planning Application' seeking consent for: *Alterations to drop kerbs serving a domestic property (50 West End, Westbury, BA13 3JG).*

The property is located on the northern side of West End road (A350) near to the centre of the town of Westbury. The immediate neighbouring properties are set back from the road, with private driveways and off-street parking provided.

The applicants are in the process of purchasing the property and hope for completion in early September 2023. The property is a deceased estate and is typical of properties of that nature coming onto the market in that it was dated and somewhat dilapidated. The applicants will sensitively modernised the house to create a home for their young family.

The applicants applied for a Vehicle Crossing Application with Wiltshire Council, but were informed full planning permission was required due to the proposed dropped kerb giving access to an "A road".

PLANNING POLICY AND HISTORY:

The site is located within the defined settlement boundary of Westbury and sits within its Conservation Area. It is also confirmed that the property is not a Listed Building or part of a Heritage Asset.

Having reviewed Wiltshire Council's planning website, the site has no planning application in recent history which was submitted and approved for the benefits of the applicants or the property.

There is an application for 52 West End (W/84/00816/FUL), which is semi-detached to 50 West End for nearly identical drop kerb work which was granted.

USE

This application is for alterations to drop kerbs serving a domestic property. The proposal does therefore not seek consent for a change of use.

AMOUNT

The application site is the area outlined in red on drawing and totals 265m². The area outlined in red is the extent of our ownership.

LAYOUT

The existing site layout is unaltered by the proposal. This application simply seeks consent to drop the kerbs to the front of the property.

SCALE

Dropping the kerb to the front of the property is deemed appropriate for the domestic purposes given the site parameters as well as similar work having been done to the neighbouring property. Also note there are dropped kerbs directly to either side of the proposed work.

LANDSCAPING

The proposal doesn't include any landscaping as none is deemed necessary. Furthermore, any landscaping could hamper the existing good visibility splays in each direction. The existing garden to the front of the property is to be completely cleared and gravelled over to provide hardstanding for two vehicles.

APPEARANCE AND MATERIALS

The proposal is to demolish the existing short wall to the front of the property. This will have minimal impact on the appearance of the site. Care will be taken to replicate existing materials regarding dropping the kerb and gravel/shingle will provide hardstanding for two cars.

ACCESS - VEHICULAR

The proposed scheme includes alterations to the existing domestic parking with the addition of 2 parking spaces being created, with sufficient space to leave the site in a forward gear. The newly created parking therefore fully complies with Wiltshire Council's Parking Standards.

The drop kerbs will significantly improve access in and out of the site and therefore increase safety.

CONCLUSION

The proposal will have no impact on the overall appearance of the site whilst improving highway safety. As a consequence, it is suggested that the proposal ought to be granted Planning Permission.

APPENDIX – PHOTOS



Dropped kerbs to either side of proposed works.



52 West End.