MARLBOROUGH PROPERTY SERVICES LTD

PLANNING & INTERIORS

DESIGN & ACCESS STATEMENT

for Proposed alterations at:

South Farm House, West Overton SN8 4ER

PLANNING APPLICATION

October 2023



Fig. 1: Photograph of the eastern boundary to South Farm House West Overton showing the location of the existing driveway to the left.

INTRODUCTION

1.1 This statement has been prepared as part of an application to create a new driveway for 1 and 2 Witts End West Overton.

1.2 The existing driveway provides shared access for South Farm House and 1 and 2 Witts End, over land which is owned by Mr and Mrs de Trafford.

1.3 The proposal will enable the existing driveway to be for the sole use of South Farm House.

1.4 The proposal will allow for a new shared driveway for the sole use of 1 and 2 Witts End.

1.5 There will be no changes to parking arrangements.

2.0 APPLICATION SITE & CONTEXT

2.1 The application site is in the village of West Overton, which is in an AONB.

2.2 A Conveyance dated 30th November 1984 (described as A3 on the Property Register) was entered into when part of the land belonging to South Farm House was sold off for the development of two single storey dwellings, now known as numbers 1 & 2 Witts End.

2.3 As part of this conveyance, the owners of South Farm House demolished the stables next to what is now the garage and created, at their own expense, a shared access for South Farm House and the planned Witts End bungalows.

3.0 APPLICATION PROPOSAL

Layout, Scale and Appearance

3.1 It is proposed to keep the existing driveway entrance and create a new entrance to the east.



Fig. 2: Photograph of the eastern boundary to South Farm House West Overton showing the showing the proposed location for the new driveway entrance.

3.2 It is proposed to make a new opening in the existing wall on the eastern boundary, towards the north-eastern corner of the site, to provide vehicular access directly to 1 and 2 Witts End.

3.3 The opening for the new driveway entrance would be of a similar size to the existing entrance, and the proposed new setts and shingle to the existing driveway layout would be similar in appearance to the existing also.

3.4 The amended driveway layout would mean that South Farm House would no longer have to share the existing driveway. 1 and 2 Witts End would have a shared driveway which they would own.

3.5 The legal documentation is being prepared to ensure the land for the new driveway is owned by 1 and 2 Witts End.

3.6 There is a 30mph speed limit sign which would need to be relocated approx. 2m the north.

4.0 CONCLUSION

4.1 The proposed new driveway entrance would provide much need access for 1 and 2 Witts end.