

PLANNING STATEMENT
Propose Access off Smallbrook Road
1, Chain Lane, Warminster, BA12 9LT
For Mr & Mrs W. Harvey

A. The Site

1. 1, Chain Lane, Warminster is a pre-war detached two storey house occupying a good sized corner plot at the southern junction with Smallbrook Road. It is of traditional design of its period, constructed in red brickwork under a clay plain tiled roof.
2. The house sits well toward the northern end of its land, thus maximising the sizeable south facing private garden, which is bounded by a high hedge, peppered with trees.
3. Its principle parking area is off Chain Lane.

B. The Locality

1. This site is not within, nor adjoining, the Conservation Area.
2. Nor is it Listed, or within the setting of a Listed Building.
3. Both Chain Lane and Smallbrook Road are unclassified public roads well within the 30mph zone.
4. Traffic speeds are low due to the restricted width.

C. The proposal

1. In order to properly service the garden area, (eg removal of grass clippings, general horticultural trimmings, shrubs, etc; bringing in new shrubs, landscaping materials etc) the applicant wishes to form an access and hardstanding off Smallbrook Road.
2. Access to the garden area is no longer feasible from the present parking spaces off Chain Lane.
3. Smallbrook Road offers a better access solution for the access than Chain Lane due to the latter's street lights and large specimen trees within, or very near, the high boundary hedge.
4. The proposed access would place 3m wide gates set back 2.4m from the boundary (approx 3.2m, from the edge of the Road's tarmac), with 45deg visibility splays each side constructed with facing brickwork.
5. The position is influenced by a street light, to which a 1m gap is provided.
6. Smallbrook Road is quite straight hereabouts.
7. The remainder of the high laurel hedge is to remain.
8. A similar access can be seen opposite and slightly to the north-west.
9. The garden level is approximately 300mm above the Road.
10. The access is to be finished in tarmac, laid to falls to a drainage channel positioned along the site boundary across the mouth. Surface water will run to a soakaway within the garden.

Yew tree & access to
7, Smallbrook Road

Approximate position
of proposed access.

Qv separate sheet for
further photographs



October 2025