

PLANNING STATEMENT

PROPOSED ALTERATIONS TO EXISTING DRIVEWAY ACCESS AND PARKING ARRANGEMENTS AT :-

**41a WOOLLEY STREET,
BRADFORD ON AVON,
WILTSHIRE, BA15 1AE.**



MR & MRS BEER

NOVEMBER 2025

INTRODUCTION:

This application is for alterations to the existing driveway & parking arrangements to 41a Woolley Street, Bradford on Avon.

The access to the existing driveway slopes up from the pavement, average family cars ground out due to the steepness of the slope meaning the drive is unusable to vehicles over the size of a Fiat 500.

THE SITE & ITS CONTEXT:

41a is located at the southern end of Woolley Street towards the 'Y' junction with Holt Road.

Access to Holt Road & the lower part of Woolley Street is prohibited beyond number 23.

Woolley Street is a narrow road up to & beyond the application property with cars parked on one side making passing difficult resulting in slower / cautious driving.

Due to the limitations of the current access, reversing into the property is preferable although due to the grounding issues the applicants & visitors park their (larger) cars on the roadside adding to the congestion.

There are double yellow lines on both sides of the carriageway outside of the application property preventing kerbside parking which helps with visibility.

DESCRIPTION OF THE PROPOSALS:

It is proposed to excavate the slope & provide two side by side parking spaces.

It is understood that Highways would prefer that cars don't reverse into their properties but with the double yellow lines on both sides of the carriageway, vehicles can pull over to the side & wait for a suitable opportunity to manoeuvre in to the parking spaces.

The new retaining walls will be stone filled or faced gabions, designed by a structural engineer; it is believed that planning permission is not required for retaining walls below 2m in height

The hardstanding will be permeable block paving meaning surface water will not overflow on to the highway.

The dwelling has three bedrooms therefore two parking spaces will be sufficient.

The removal of the conifer tree will improve visibility to traffic approaching from the right when exiting the site.

PHOTOGRAPHS:



