

DESIGN AND ACCESS STATEMENT

Retrospective Planning Application for Replacement Garage 51 Brinkworth Road, Royal Wootton Bassett, Swindon SN4 8DT

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SECTION 1: INTRODUCTION

This Design and Access Statement supports the retrospective planning application for the replacement of a long-standing domestic garage at 51 Brinkworth Road, Royal Wootton Bassett. Its purpose is to outline the design rationale, assess all relevant material planning considerations, and demonstrate that the development is appropriate, proportionate, and fully compliant with local and national planning policy.

Description of the Development

The proposal seeks retrospective permission for the demolition of a deteriorated timber garage and the construction of a new brick-built garage occupying the identical footprint, position, orientation, and functional purpose as the original structure. The former building had existed on the site for many decades but had become structurally unsound and no longer fit for use. Replacing it was necessary for safety, practicality and to maintain secure domestic storage.

The new garage preserves the established pattern of residential development on Brinkworth Road and represents a like-for-like replacement within the domestic curtilage.



Figure 1: Replacement garage – front/side elevation.



Figure 2: Replacement garage – front double doors elevation.



Figure 3: Replacement garage – angled perspective view.



Figure 4: Prior timber garage previously occupying the same footprint.

SECTION 2: SITE CONTEXT

51 Brinkworth Road is a long-established residential property situated within a mixed suburban setting where garages, outbuildings and ancillary domestic buildings are common. The original timber garage formed an integral part of the site's established layout and contributed to the typical pattern of development along the road.

The replacement garage sits comfortably within the property's curtilage, maintains clear separation from neighbouring boundaries, and does not encroach beyond any previously developed area. Its location is therefore entirely consistent with the historic form and domestic function of the site.

No protected landscapes, conservation areas, designated heritage assets, or ecological constraints affect the site.

SECTION 3: DESIGN PRINCIPLES & APPEARANCE

The design was guided by four key principles:

1. To match the footprint and position of the original long-standing structure.
2. To maintain a domestically appropriate scale, ensuring the building remains subordinate to the main dwelling.
3. To use more durable and visually compatible materials than the decayed timber previously in situ.
4. To enhance overall safety and longevity, ensuring modern construction standards.

Scale, Height & Massing

The replacement garage replicates the size, massing and general form of the former building. The ridge and eaves closely match the original proportions, preserving the established visual profile. No significant increase in height or bulk has been introduced.

Materials

The use of brick and modern roofing materials represents a substantial improvement over the previous timber structure. The materials are durable, appropriate for a domestic setting, and consistent with the character of surrounding residential properties.

Visual Appearance

The building presents a simple and unobtrusive appearance typical of domestic garages in the locality. Its scale and roof pitch sit comfortably within the street scene, and the enhanced materials reduce future maintenance requirements while improving visual quality.

SECTION 4: USE & FUNCTION

The garage is used solely for domestic purposes, including the storage of household items, tools, and personal effects associated with the residential use of the property.

No Commercial Use

To avoid any ambiguity, the applicant confirms:

No business or commercial activity is carried out or proposed within the garage.
It functions purely as incidental domestic storage, exactly as the previous structure did.

There has been no increase in activity, intensity, or change of use arising from the replacement.

SECTION 5: ACCESS, PARKING & HIGHWAYS

The development has no impact whatsoever on access or highways considerations:

- Vehicular access is unchanged.
- Parking arrangements remain identical to before.
- The building does not alter site visibility or create any obstruction.
- There is no increase in traffic generation.

Accordingly, the proposal has no implications for highway safety or parking capacity.

SECTION 6: DRAINAGE & SERVICES

The replacement garage utilises existing drainage arrangements. Rainwater is managed via guttering and downpipes that direct surface water to established soakaways within the site. No run-off is directed towards neighbouring land, and no changes were made to the path of drains or underground services.

This small-scale domestic replacement does not increase impermeable area and does not pose a flood risk.

SECTION 7: TREES & ECOLOGY

No protected trees, hedgerows, ecological features or designated wildlife areas are affected by the development. The garage's footprint replicates the previous building's footprint, meaning no new land disturbance occurred beyond the already developed area.

The site lies outside any conservation area and contains no listed structures.

SECTION 8: NEIGHBOURING AMENITY IMPACT

The replacement garage has no adverse impact on neighbouring properties.

- There is no overlooking or loss of privacy.
- The scale and position mirror the previous building, so there is no increase in overshadowing.
- The materials and appearance are more visually sympathetic than the former deteriorated structure.
- The building is set inward from boundaries and is modest in height.

As such, residential amenity remains fully protected.

SECTION 9: FLOOD RISK

The site is not within a flood zone and is not at risk from fluvial or coastal flooding. The development does not alter ground levels or introduce any feature that could increase flood vulnerability. Surface water drainage remains unchanged.

SECTION 10: PROPORTIONALITY & JUSTIFICATION FOR RETROSPECTIVE APPROVAL

The works were undertaken following the deterioration of the previous timber garage, which had reached the end of its structural life and presented safety concerns. Immediate replacement was necessary to prevent further decay and maintain functional domestic storage.

The replacement building:

- Follows the same footprint
- Maintains the same domestic use
- Does not intensify activity
- Improves visual appearance
- Enhances safety and longevity

- Reduces maintenance and environmental waste
- Remains entirely in scale with the property and area

Given these factors, the development represents a proportionate and reasonable replacement of a long-standing structure within a residential curtilage.

SECTION 11: PLANNING POLICY COMPLIANCE

The proposal accords with:

National Planning Policy Framework (NPPF)

- Promotes proportionate domestic development
- Supports high-quality design
- Encourages reuse and improvement of existing domestic structures
- Protects residential amenity
- Encourages sustainable materials and construction

Local Plan Policies

The development complies with relevant policies concerning:

- Character and appearance
- Scale and massing
- Residential amenity
- Sustainable construction
- Ancillary domestic outbuildings

The proposal results in no harm to the character of the area, neighbouring properties, or the wider environment.

SECTION 12: CONCLUSION

This retrospective application seeks approval for a like-for-like replacement of a long-standing domestic garage with a new structure of matching footprint, scale and function, constructed to higher safety and durability standards.

The development:

- Is proportionate and appropriate
- Preserves residential character
- Causes no harm to neighbouring amenity
- Has no impact on access, parking or highways

- Does not affect drainage, ecology or flood risk
- Uses materials that visually enhance the site
- Fully complies with the NPPF and local planning policies

For these reasons, the applicant respectfully requests that retrospective planning permission be granted.

Kind Regards,



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