

PROPOSED DETACHED DWELLING

1B CLARENDON ROAD, TROWBRIDGE, WILTSHIRE. BA14 7BR

DESIGN AND ACCESS STATEMENT

JANUARY 2026

INTRODUCTION

This is a Full Planning Application for a detached two and half storey/two storey family house located within a single building plot extending to about 890 square metres (0.089 hectares / 0.22 acres) including the access drive.

This is a family home comprising of :-

Ground Floor - kitchen/family room, utility room, cloakroom, living room, study, plant room and double garage.

First Floor - master bedroom with en-suite bathroom, bedrooms two and three with en-suite shower rooms and a gymnasium over the garage.

Second Floor - guest bedroom with en-suite bathroom (within roof space).

This application utilises the whole site previously approved for two dwellings.

SITE HISTORY

Planning Consent was granted for two detached bungalows in 2018 which expired on the 31 May 2021. Subsequent Planning Consents were then granted on the 07/03/2022 for two similar detached houses on the same sites as the approved bungalows PL/2021/10447 1B Clarendon Road and PL/2021/10452 1C Clarendon Road.

This Planning Application now combines the two previous application sites into one and is therefore referred to as 1B Clarendon Road.

BUILDING DETAILS FOR 10447 AND 10452

10447 – 1B Clarendon Road

The approved building comprised of entrance hall, lounge, kitchen/family room, cloakroom and integral garage with utility room on ground floor and three large double bedrooms with en-suite bathrooms and dressing areas on the first floor.

Footprint - 124 square metres

Floor Area - ground and first - 208 square metres

10452 - 1C Clarendon Road

The approved building comprised of entrance hall, lounge kitchen/family room, utility room, cloakroom and garage on ground floor and four bedrooms, two en-suite bathrooms and a family bathroom on the first floor.

Footprint - 119 square metres

Floor Area - ground and first - 180 square metres

Therefore the total previously approved combined footprint is - 243 square metres

Therefore the total previously approved combined floor area is - 388 square metres

PROPOSAL

The applicant has decided to self build a single family home within the combined site comprising of entrance hall, cloakroom, utility room, kitchen/family room, study, plant room and double garage on the ground floor, three large bedrooms with en-suite bathrooms and a gymnasium on the first floor and a guest bedroom with en-suite bathroom on the second floor.

The building has been designed and located to adapt to the unusual shape of the site while preserving the privacy of the surrounding properties.

Footprint - 180 square metres

Floor Area - 352 square metres

The building presents as more of a contemporary style with steep pitched slate roof slopes with standing seam powder coated clad flat roof dormer windows with a mixture of brick, natural stone and feather edged timber cladding walls.

COMPARISON WITH PREVIOUS HOUSES

The footprint of the application building is 180 square metres which represents a 25% reduction on the previously approved houses and a combined floor area of 352 square metres which represents a 10% reduction on the previously approved houses.

FOUL DRAINAGE

The new house will be connected to the current domestic foul drainage which in turn is connected to the foul sewer.

STORMWATER

Will be collected from around the new building and taken down through the site to discharge into Paxcroft Brook.

ECOLOGY

The site has been cleared in preparation for the construction of the previous Planning Consent.

The applicant agrees to fit bird and bat boxes to the property upon completion. As this is a self build we have been advised that an Ecology Assessment is not required.

The area below the flood wall will be planted with wild grasses and flowers and left natural. The drive will be gravel and there will be areas of paving and decking around the house with the remainder being a mixture of sloping lawns and vegetable beds.

A mixture of native species of trees will be planted to the front of the house and around part of the rear boundary as indicated on the site plan.

BIODIVERSITY NET GAIN

This new property will be constructed as a self build and as such negates the necessity to provide Biodiversity Net Gain on the understanding that the applicant will enter into a legal agreement with the council not to sell the property within three years following completion.

ACCESS

Will be similar to previous approvals using the existing shared access way which will be finished with a permeable gravel finish. There is no problem with surface water entering the highway as the ground levels fall away from the road.

Two parking spaces are indicated plus one further space in the garage which accords with current Highway standards for a four bedroom property. There is additional space for parking if required.

FLOOD MAP

Environment Agency ' flood map for planning 'is attached which indicates the lower level of the site towards Paxcroft Brook being within Flood Zone 3 which therefore has a high probability of flooding. However the remainder of the site is within Flood Zone 1 which therefore has a very low probability of flooding.

Therefore Flood Zone 3 measures approximately 50 square metres and represents only 6% of the overall application site.