

1 Introduction

Location:

Document type:

Design and Access Statement (required by Town and Country Planning (Development Management Procedure) (England) Order 2015)

Planning Statement (required by Local List)

Site Address:

Salt Lane, Rosewood Winterbourne Gunner,
Salisbury, SP4 6LW

Proposal:

Proposed detached single garage.

Application type:

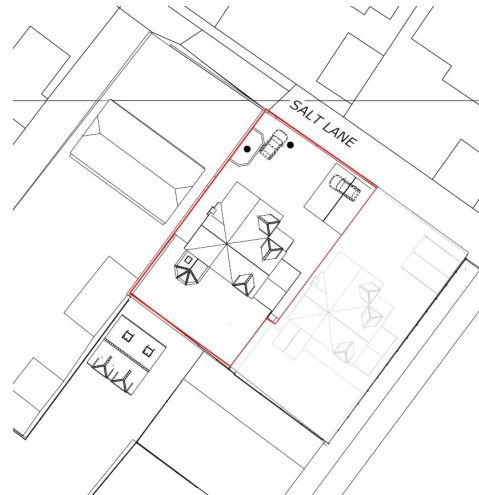
Full Planning Application

Client:

Mr. & Mrs. C Baker

Date:

16-02-26



2 Background

The Site

Access:

The site lies at the end of a private lane with both vehicular & pedestrian access being provided from Salt Lane

Use:

Residential

Landscape:

The Site is generally flat predominantly hard standing and gravel. The boundaries of the site are mainly brick or block wall and timber fencing.

3 Surroundings

The character of area is suburban with chalet bungalows or two storey dwellings occupying modestly sized plots.

Use

Predominantly C3 residential use.

Amount

Medium density of housing development.

Layout

Development tends to be sporadic around the site and the surrounding area with various examples of backland development fronting roads to the rear of original plots.

Scale

Buildings tend to be either large chalet bungalows or large 2 storey dwellings.

Access

Foot : easy access to nearby countryside.

Cycle : easy access to nearby Porton to the north of the site

Public Transport : nearby bus stops to Porton and Salisbury City Centre

Car : Good existing access to highway network via the surrounding transport network

4 Heritage and Bio Diversity

Archaeology – See Supporting Documents

The site lies within an area of Archaeological importance. Since the last application the site has undergone an Archaeological Investigation. This was carried out in 2022 by AC Archaeology as agreed by Wiltshire Council Archaeological dept.

Biodiversity & Environment

In the interest of Biodiversity, swift boxes will be located at the highest point in the gables

.

5 Design Response

- The Proposal is for a detached garage to the front of the property.
- A new development has just been granted for a new dwelling which has a detached garage.
- The clients who now have children and wish to turn the existing garage into a nursery, this garage was constructed with the view that it may be required and will satisfy all Building Control for Construction.
- The new garage will be constructed using materials to match to the walls and all windows, doors, and fascia's will be matched in colour.
- The orientation of the garage forms natural access from Salt Lane, this will not be an isolated design as a similar designed building has been constructed on the opposite side of Salt Lane, see image below.

