

53a Bradley Road

Design and Access Statement

January 2026

Project Details



Client Property Address:

53A Bradley Rd,
Trowbridge
BA14 0QR

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5.1 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 53A Bradley Rd, Trowbridge BA14 0QR

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows: *Proposed ground floor rear extension, new porch, first floor dormer conversion, internal alterations, floor plan redesign and all associated works at 53a Bradley Road, BA14 0QR*

The proposed works include the following:

- Ground floor single storey rear extension

- New porch awning structure to front elevation
- 2 x New side facing dormers to main roof
- Floor plan redesign

Character and Significance

The application site is located on Bradley road in Trowbridge.

This area is characterised by a mix of Victorian Terraced homes, Commercial brick buildings and some semi and fully detached modern era homes built around the 1960s-1980s.

53a Bradley Road, is a detached 2 storey dwelling which looks to have been built in the mid 1960s.

Site Analysis

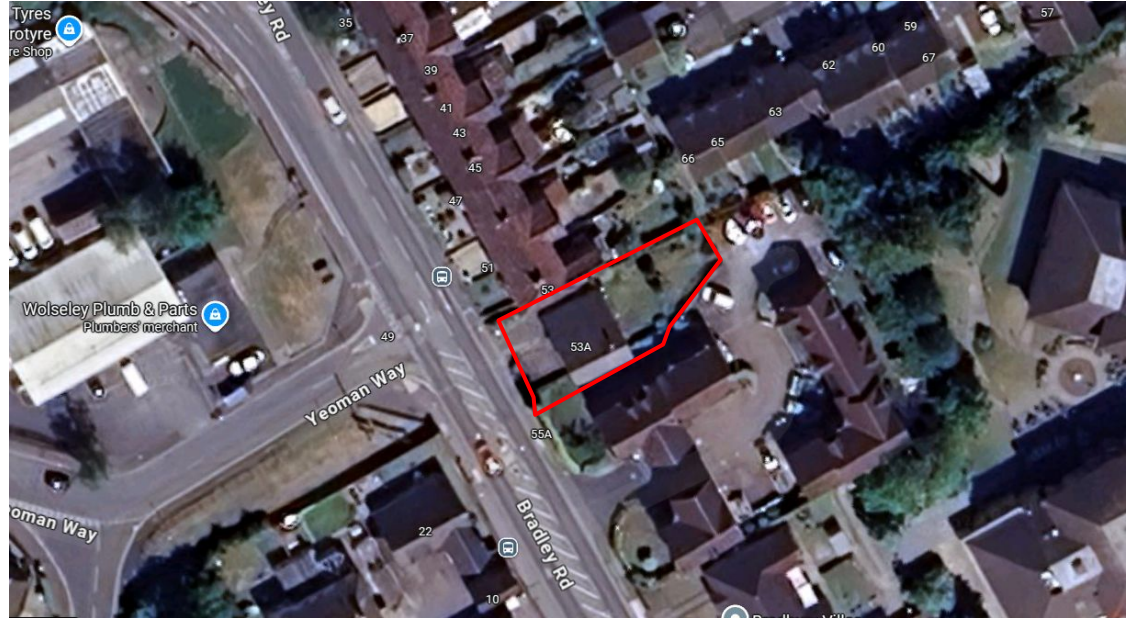
2.1 The Existing Property

The existing property is 53a Bradley Road, is a detached 2 storey dwelling.

The property's pitched roof lends a commonality to the more modern buildings on the street, whilst being sympathetic to the Victorian terraces to its North Western side.

The existing site is benefits from a large rear garden with side access and an expansive front driveway

As noted later in this document, many nearby properties along with several in the borough's radius benefit from ground floor rear extensions along with dormers and new Porch entryways.



Existing Site View

Site analysis

2.1 The Existing Property



Existing Front facade



Existing Rear facade



View of neighbouring roofs and windows

Precedent analysis

2.3 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

Historic dormer at no.64 Bradley road
W/97/01106/FUL

125 BRADLEY ROAD, TROWBRIDGE, BA14 0QZ

2 rear dormers on main roof

PL/2021/04141

-Officer's report dictates that 2 small dormers are preferred as opposed to one

Saxon, Castle Grounds, Devizes, SN10 1HL

PL/2025/08890

2no Dormers to Side Elevations and Removal of Outbuilding

The Clock House, 29 Bishopstrow, Warminster, BA12 9HN

PL/2025/07452

Loft conversion with side and rear dormers

Dean Lodge, Lodgers Lane, Swallowcliffe, Salisbury, SP3 5PG

PL/2025/08950

New Glass and timber clad porch

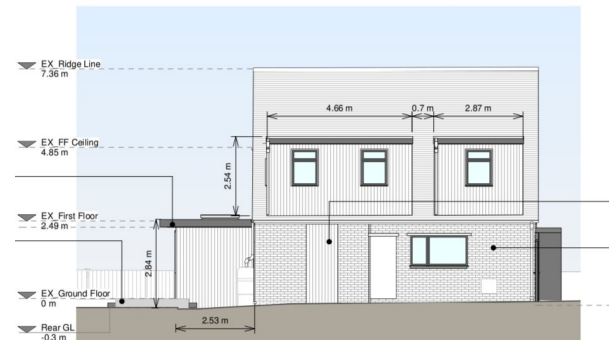
Wedgewood, 71 Martins Road, Keevil, Trowbridge, BA14 6NA

PL/2025/09004

New Porch



Approved Precedent for 2 x dormers at 125 Bradley Road (PL/101`/04141)



Proposed 2 x dormers and rear extension to proposed property at no.53a Bradley Road

The Proposal

3.1 Proposed Design

The Proposal comprises of a single storey ground floor rear extension, 2 x side dormers with loft conversion to the main roof and a new porch awning with external alterations and floor plan refinements.

The rear extension is to span no more than 2.54 mts to the rear and is set in from the property boundaries to appear subservient to the main property. The dormers are set back from the eaves edges to also appear diminutive to the main roofspace and their flat roofs are set well below the existing roof ridge

The proposed front awning is to be minimal in scale and utilize modern slimline construction to minimize the impact of its appearance upon the street scene.

The Proposal has been carefully designed to be subservient to the overall mass and volume of the house.

The proposed materials will be modern high quality additions that compliment the age and era of the building, including the proposed improvements to the existing glazing casements

Site analysis

3.2 Proposed drawings



Proposed Front Elevation



Proposed Right Side Elevation



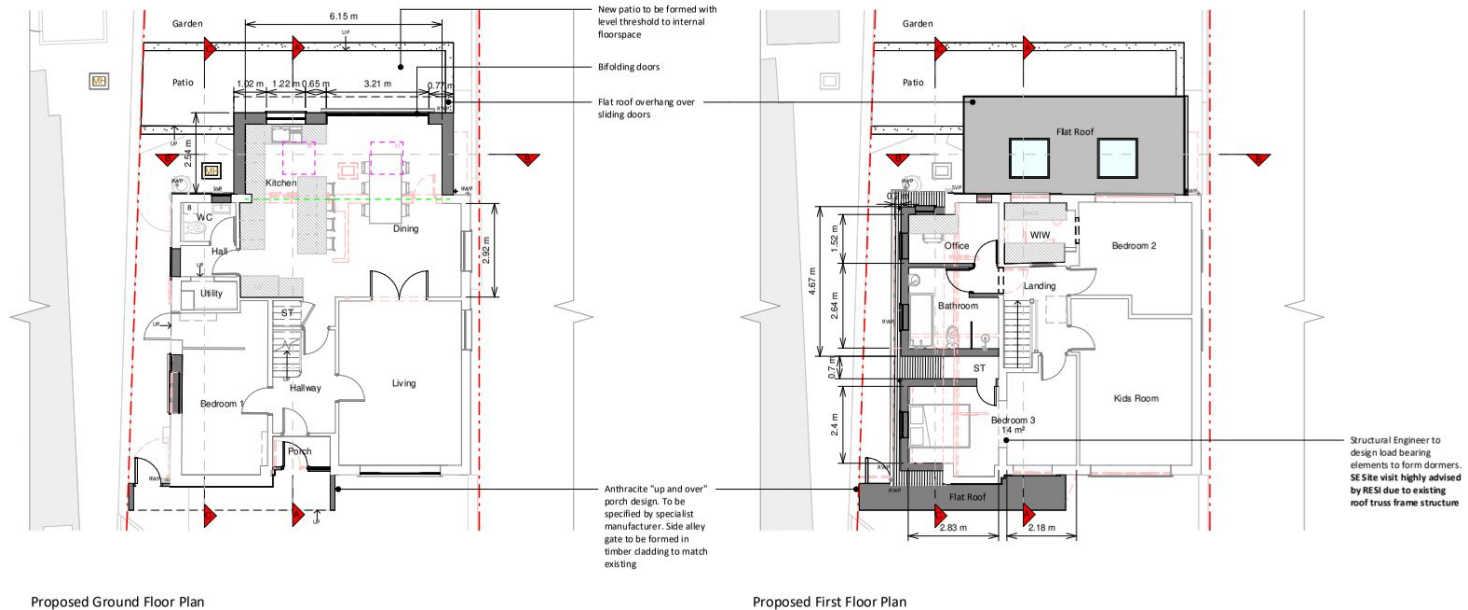
Proposed Rear Elevation



Proposed Left Side Elevation

Site analysis

3.2 Proposed drawings



Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no worsening of the amenity to neighbouring properties:

- Due to the orientation of the proposal site the neighbouring property at no. 53 Bradley road will not be overshadowed
- The proposed windows to the side facing dormers will be at a lower height to those of the opposing side-facing elevation to no.53 Bradley road and thereby prevent any additional overlooking from 53a into 53
- The proposed extensions are set away from the boundaries and modest in terms of height and depth, it is well established that this impact is minimal
- The proposed extension will be inline with SPD guidance in terms of height and depth.
- Heights have been kept to a minimum along shared boundary lines



View of Neighbouring Property at No.53 Bradley Road from digital scan

Conclusion

Our proposal at 53a Bradley Road is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context. It seeks to optimize the building stock whilst making sympathetic additions to the existing building and neighbouring properties.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would enhance the character of the local area