

**DESIGN AND
ACCESS STATEMENT
For**

A NEW DETACHED GARAGE

at

**131a ST THOMAS ROAD,
TROWBRIDGE,
BA14 7LU**

APRIL 2026

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TROWBRIDGE, BA14 7LU

APPLICANT:

Tracie and Tim Brewer
131a St Thomas Road
Trowbridge
Wiltshire
BA14 7LU

SITE:

131a St Thomas Road
Trowbridge
Wiltshire
BA14 7LU

PROJECT:

Erection of a new detached garage

THIS APPLICATION:

This application should be read in conjunction with the drawings and photographs provided.

DRAWINGS:

The following drawings are provided as part of the application:

2026/ 02	Site Plan & Sections, As Existing
2026/ 10	Garage Plan, Site Plan & Sections, As Proposed

Statement of Intent

131a St Thomas Road is a detached two bed bungalow with brick external walls and clay tiled roofs, set in a large plot with side and rear gardens. The property is located within the town of Trowbridge, within a residential area and has a gravel and tarmac driveway (off St Thomas Road) with ample off-street parking for multiple vehicles.

There is currently no provisions for car, motorcycle or general storage provisions on site with ease of access from the existing driveway. There is a need to provide a garage for use of the occupants and provide the much needed external storage space and secure vehicle storage. Therefore, the construction of a new single storey detached garage to the south west of the property is proposed at the end of the existing driveway as detailed.

The new detached garage is to be of traditional construction with timber clad walls with red brick plinth walls and pitched roof with clay tiles to match the existing main house (including the provision of new PV panels to match the main house PV's to the South East roof slope). The new garage will greatly improve the use of the property and site, whilst having no detrimental impact on the adjacent properties.

Significance

Low – The site is within a residential area of Trowbridge, it is not listed and is outside of the Trowbridge (Hilperton Road) Conservation Area.

Planning History

- On the 12th November 2021 Planning Permission was GRANTED for the demolition of existing detached garage and construction of two detached dwellings in grounds of retained dwelling (131) and associated site works including formation of new access from highway. – Application Reference: PL/2021/07820
- On the 11th July 2022 a planning application was WITHDRAWN for the erection of a new dwelling – Application Reference: PL/2022/04082
- On the 7th October 2022 Planning Permission was GRANTED for the erection of new dwelling (Amendment to PL/2022/04082 to reposition and redesign the approved dwelling) – Application Reference: PL/2022/06313
- On the 23rd June 2023 an application for the Removal/variation of conditions was APPROVED for the Variation of condition 2 of PL/2022/06313 to allow removal of kitchen to NE elevation, remove window and replace with casement doors to NW elevation, additional obscured window to SE elevation, change of material from render to brick to gables. Application Reference: PL/2023/03357

DESIGN CONSIDERATIONS

Design & layout

- Both the design and layout of the proposed garage is intended to be simple and not overpowering within its setting.
- The internal dimensions of the garage are 5m depth x 6m width to enable sufficient space for standard parking requirements of 4.8m length by 2.4m width with additional space for storage as detailed.

Scale

- The scale of the garage has been designed to have minimal impact on the views from neighbouring properties and is set 1.5m away from the boundary wall with existing screening planting also proposed to be extended as shown.
- The garage has been positioned to reflect the existing main house and matches the form and scale of the existing pitched roofs.

Appearance

- A traditional approach to the design of the garage has been adopted to ensure it is in keeping with the existing main house and neighbouring properties. The proposed materials to the new garage include timber clad external walls with red brick plinths, clay roof tiles and UPVC rainwater goods to the roof, slim line aluminium windows and doors (all to match the existing main house) and aluminium roller garage door.

Access

- Access to the site is to remain as existing via the existing tarmac and gravel driveway (off of St Thomas Road) and parking to remain on the driveway and within the new garage.

SUPPORTING INFORMATION

Appendix A: General Photographs – As Existing (Images 1-4)

APPENDIX A - General Photographs – As Existing (Images1-4)



Image 1 – View of the driveway from St Thomas Road - As Existing



Image 2 – View of the parking area and driveway - As Existing

NEW DETACHED GARAGE at 131a ST THOMAS ROAD TROWBRIDGE BA14 7LU	Images 1 & 2
	April 2026



Image 3 – View of the driveway/ parking area from the garden (131a St Thomas Road) - As Existing



Image 4 – View of the driveway (looking towards St Thomas Road) - As Existing

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Images 3 & 4

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