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Wiltshire Council
Planning Department
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Dear Sirs

The Lodge, Oare, Wiltshire, SN8 4JQ - Covering letter and Design and Access Statement

Introduction

This statement has been drafted in support of a Planning application to Wiltshire County Council on behalf of the Oare House Estate, being the applicant,

This Design and Access Statement should be read in conjunction with the other supporting documents and drawings:

- Drawing 674307_301 LOCATION PLAN
- Drawing 674307_304 PROPOSED SITE PLAN – DRIVEWAY

This letter is subdivided into two sections, with this supporting introduction and conclusion. The first section sets out the planning context for the proposed development, including a description of the site as existing. The second section sets out and describes the proposal in terms of use, amount, layout, scale, landscaping, appearance, and access. The third section then sets out the case for development.

Planning Context

The planning context for the proposed is provided by the assessment included in this documentation. A description of the physical characteristics of the site, surrounding area, relevant development plan policy and other material considerations provide the site context.

Brief

Savills Architecture and Building Surveying have been appointed to obtain the necessary consent to form a new driveway to The Lodge. The Lodge is a two storey, 3 bedroom property with a large rear garden situated in Oare, along the A345.

The Proposal

Description of Development

The proposal involves the forming a new vehicular driveway to serve the existing property. The driveway will provide direct access onto the A345.

In the next sequence of paragraphs, the proposed works are described in terms of their use, amount, layout, scale, landscaping, appearance, and access.



Use

Proposed use for parking for The Lodge.

Amount

The proposal involves a limited amount of development, comprising a single new domestic driveway and associated access works only. No additional buildings or structures are proposed, and the works are confined to a small area within the existing site.

Layout

The proposed layout of the new driveway is shown on the drawing:

- Drawing 674307_304 PROPOSED SITE PLAN – DRIVEWAY

Scale

The proposed driveway is of a modest domestic scale, no more than 76m², and will be built on existing hard standing. The access is designed to accommodate standard residential vehicle movements and is proportionate to the size and use of the existing property.

Landscape

The proposed landscaping involves the replacement of the existing grassed area with a shingle driveway surface. A short section of tarmac will be provided at the point of access from the A345, transitioning to shingle within the site to maintain a soft, rural character. No work is proposed to the hedge.

Appearance

The proposed driveway will have a simple and unobtrusive appearance. It will comprise a shingle surface with a small turning area to allow vehicles to safely turn within the site, with a short section of tarmac provided at the point where the driveway meets the highway.

Access

Access to the site will be provided by the proposed driveway. The access will provide a safe and convenient route for vehicles and a designated area for parking, removing the need for on-street parking and reducing the need for occupants to cross the busy road, thereby improving safety for the household.

The Case for Development

This section seeks to demonstrate that there is a strong case and principle for development in favour of the current proposals.

Principle for Development

The existing property currently has poor vehicular parking and access arrangements, which do not adequately meet day-to-day needs. As there is no on-site parking provision, occupants are required to park on the opposite side of the road, making it necessary to cross the highway to access the property, which is inherently unsafe. The proposed development would provide a significantly safer and more practical means of vehicle access. It seeks to deliver a safe, practical and clearly defined driveway and parking arrangement, improving accessibility to the site while remaining proportionate in scale and appropriate to its rural setting.

We hope that you find this Design and Access Statement favourable, however if you would like any further details or would like to discuss the Statement in more depth, we would be pleased to hear from you.



Yours faithfully



Callum Paul
Apprentice Architectural Technician