



THE PLANNING WORKS

May 2026

Supporting Design and Access Statement
Retrospective Planning Application – 33 Oldfield Park, Westbury, BA13 3LQ

Proposal
Ancillary outbuilding home workshop and freestanding gazebo

1. Introduction

This statement supports the retrospective Planning Application for an ancillary outbuilding workshop and freestanding gazebo at No 33 Oldfield Park Westbury BA13 3LQ.

2. Context

The outbuilding workshop was constructed in late 2022. The freestanding gazebo was installed within the last six months. Both of these items were built without Planning Approval for which the applicants wish to apologise and now apply for retrospectively.

3. History

No 33 was built in the latter half of the 20th century as part of a social housing development. The house is now privately owned by the applicants.

The house has a single-storey outrigger rear extension on the northern side of the plot. This is an original element and is in common with the neighbouring properties which all feature the same extension. The L-shape formed by the outrigger extension is partly infilled by a single-storey flat-roof conservatory.

At the end of the garden there is a rear access lane. This provides access to garages and gardens belonging to properties on the Oldfield Park square and the parallel Edenvale Road.

4. Planning History

None found for this property

5. Location

The Oldfield Park development lies on the north-western edge of Westbury close to the railway lines. It is not within the Westbury Conservation Area. No 33 is one of the thirty-six houses arranged in terraces around the large, grassed square at the south-eastern end of Oldfield Park.

6. Proposal

The outbuilding is timber-framed construction. Ancillary to the main house it is used as a home workshop by the applicants. The building has a footprint of 3.5 metres wide by 7.6 metres long with an overall height of 4.1 metres at the garden facing end. The height at the lane facing end is 3.8 metres. The workshop is finished with horizontal tongue-and-groove cladding. The pent roof is a shallow four 4 degrees and dual pitched.

The gazebo is a freestanding item that is not fixed down in any way. It consists of four timber posts and a dual-pitched roof. The roof has a relatively shallow pitch of 21 degrees. The footprint of the



THE PLANNING WORKS

posts is 3.9 metres long by 3.6 metres wide. The eaves are 2.2 metres high with a maximum overall roof height of 2.9 metres at the ridge.

7. Design

Outbuilding Workshop

Please see accompanying pictures.

The garden at No 33 is 36.8 metres long measured from the principal rear elevation of the house. As a result, the outbuilding workshop is just under 30 metres from the host building and more than that from its neighbours at No 32 and No 34. With a garden 8.5 metres wide, the outbuilding occupies less than half this width.

The nearest dwelling is No 24b Edenvale Road 15 metres away. It is the rear quarter of No 24b that faces towards the outbuilding. All other houses in the area are 30 metres or more distant from the outbuilding. Larger outbuildings and garages of differing styles and construction feature at the end of many of the rear gardens along the access lane.

At this height and in this location the outbuilding workshop has no detrimental impact on the amenity of neighbouring properties.

Gazebo

Please see accompanying supporting pictures.

The gazebo is a freestanding item that is not fixed down in its location, it may be regarded as temporary. The new gazebo has no side or end walls. This gazebo replaces a previous one that stood in the same location for several years. The previous gazebo had the same footprint and height as the new one. The original item was steel framed with fabric roof and sides.

The new freestanding gazebo is 0.8 metres from the immediate neighbour's boundary and is less than 3.0 metres tall at the highest point.

8. Access

There are no planned changes to any existing access arrangements.

If any further information is required, please get in touch with the author using the contact details below.

Kind regards,

Graham.

Graham Jacobs
office@theplanningworks.co.uk
07768020204
www.theplanningworks.co.uk
Please refer to our website for our terms and conditions

Design and Planning Works Ltd
T/A The Planning Works
20-22 Lower Street
Rode
Frome
BA11 6PU
Co No: 13826083