

DESIGN AND ACCESS STATEMENT

Proposed Development

Erection of Three Detached Dwellings

Site Address: 20 Fore Street, Westbury, BA13 3AX

[OBJ]

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the erection of three detached two-storey dwellings on land to the rear of 20 Fore Street, Westbury, BA13 3AX.

The application site comprises a former surfaced car park and four linked garages located within the built-up area of Westbury. The proposal seeks to make efficient and sustainable use of previously developed (brownfield) land by providing three modest family dwellings in an accessible location close to local services, employment opportunities and public transport.

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2. Site Context

The application site extends to approximately 450 square metres, excluding the access road.

The land is currently surfaced and has historically been used for parking. It is enclosed by existing residential development and is situated within an established urban environment where residential use is entirely compatible with surrounding land uses.

The Garages will be taken down while, if structurally



sound, the rear wall will be retained and rendered to maintain the boundary.

The site is sustainably located within walking distance of:

- Westbury town centre
- Shops and local services
- Schools
- Bus routes
- Westbury Railway Station
- Healthcare facilities

Redevelopment of this under-utilised site represents an opportunity to improve the efficient use of land while contributing towards the local housing supply.

[OBJ]

3. The Proposal

Planning permission is sought for the construction of:

- Three detached two-storey dwellings
- Approximately 60 square metres gross internal floor area per dwelling
- Building footprint of approximately 37 square metres per dwelling
- Ridge height of 8.8 metres
- Eaves height of 4.0 metres

Each dwelling will benefit from:

- One dedicated off-street parking space
- Private external amenity space
- Independent pedestrian access
- Cycle and refuse storage (subject to detailed

design)

Private garden areas are proposed as follows:

- Plot 1: 49 m²
- Plot 2: 45 m²
- Plot 3: 60 m²

These amenity areas provided exceed the minimum requirement of an area equivalent to the site footprint of the respective dwelling.

These dwellings have been designed as compact homes within a sustainable town centre location where residents also benefit from nearby public open space and local amenities.

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4. Design Principles

The design has been guided by the following objectives:

- Efficient redevelopment of previously developed land.
- Respect for the surrounding residential character.
- Creation of attractive, well-proportioned dwellings.
- High-quality living accommodation.
- Sustainable use of land within the settlement boundary.

The dwellings have deliberately been kept modest in scale, ensuring they sit comfortably within the surrounding built form.

The proposed ridge and eaves heights reflect typical residential proportions and help minimise visual

impact.

Materials are intended to complement the surrounding area and are anticipated to comprise brickwork, rendered elevations and tiled pitched roofs, although final material specifications will be agreed during the planning process.

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5. Access

Vehicular access will be taken from the existing access serving the rear of the site.

Each dwelling benefits from:

- One allocated parking space
- Safe pedestrian access
- Direct access to the public highway

The development has been designed to allow convenient access for refuse collection, deliveries and emergency services.

The relatively small scale of the proposal means that traffic generation will be limited and is unlikely to have a significant impact on the local highway network.

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6. Inclusive Access

The development has been designed to ensure safe and convenient access for all users.

The dwellings will incorporate:

- Level or gently graded approaches where practicable.

- Clearly defined pedestrian routes.
- Accessible entrances.
- Compliance with current Building Regulations relating to mobility and accessibility.

The compact layout enables convenient movement throughout the site.

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7. Landscaping and Amenity

The development provides private outdoor amenity space for each dwelling.

Landscaping will soften the appearance of the development and improve biodiversity where opportunities exist.

Boundary treatments will provide privacy for future occupiers while respecting neighbouring properties. The proposal has been designed to minimise overlooking and maintain appropriate separation distances.

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8. Sustainability

The proposal supports sustainable development by:

- Redeveloping previously developed (brownfield) land.
- Providing additional housing within an established settlement.
- Making efficient use of existing infrastructure.
- Encouraging walking, cycling and public transport.
- Reducing pressure for development on greenfield

land.

The dwellings will be constructed to current Building Regulations, incorporating modern standards of insulation and energy efficiency.

Each dwelling will benefit from an air source heat pump supplying central heating and hot water backed up with solar PV panels to assist with the electricity consumption.

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9. Planning Policy

The proposal has been prepared with regard to the National Planning Policy Framework (NPPF) and the adopted Wiltshire planning policies.

The NPPF places significant emphasis on boosting the supply of homes and making effective use of previously developed land, particularly where sites are sustainably located.

The development also accords with the strategic objectives of the Wiltshire development plan by:

- Supporting sustainable housing growth.
- Making effective use of brownfield land.
- Delivering high-quality design.
- Contributing towards local housing supply.
- Promoting sustainable patterns of development.

Wiltshire Council continues to identify the need to maintain a deliverable five-year housing land supply and to provide sufficient new homes to meet future housing requirements across the county. Small infill

and brownfield developments such as this play an important role in helping achieve these objectives by delivering new homes within existing settlements without requiring the release of additional greenfield land.

Wiltshire Council cannot currently meet the mandated five year minimum requirement. The current figure at time of preparing this document is 2.8 years which is well below acceptable levels. The lack of a five year land supply triggers the National Planning Policy Framework's 'tilted balance'. This means standard core strategy constraints are overridden in favour of approving housing unless harm significantly outweighs the benefits.

[OBJ]

10. Impact on the Surrounding Area

The proposed dwellings have been designed to integrate with the surrounding pattern of development.

The scale, height and layout have been carefully considered to ensure:

- No unacceptable loss of privacy.
- No significant overlooking.
- No unacceptable loss of daylight or sunlight.
- Limited visual impact.
- Appropriate residential amenity for future occupants.

The redevelopment of a hard-surfaced former

parking area will enhance the appearance and functionality of the site.

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11. Conclusion

This proposal represents the sustainable redevelopment of a previously developed site within the built-up area of Westbury.

The scheme will deliver three well-designed detached dwellings that:

- Make efficient use of brownfield land.
- Provide much-needed additional housing.
- Respect the character of the surrounding area.
- Offer satisfactory living accommodation with private amenity space and dedicated parking.
- Support the housing objectives of both national and Wiltshire planning policy.

The proposal is considered to represent sustainable development which will help Wiltshire Council towards achieving the mandated five year housing supply and is respectfully recommended for approval.

This Design and Access statement is supported by the attached Ecology and Transport Statements.

Peter Grist July 2026