



PLANS FOR THE FUTURE

Design and Access Statement

Project Title: Proposed Garage

Site Address: The Pastures, BA15 2BH

Introduction & Background

This Design and Access Statement has been prepared in support of a full house holder planning application for the construction of a detached single-storey garage and associated driveway alterations at 25 The Pastures, Bradford on Avon, BA15 2BH.

The statement demonstrates how the physical characteristics and design of the proposed development have taken account of the site context, local planning policies, and the street scene along The Pastures.

Site Assessment & Context

Location & Site Description: The property is a two-storey detached residential dwelling situated within an established residential area on The Pastures.

Local Character: The surrounding streetscape consists of similar modern detached dwellings, many of which feature front or forward-sited garages and driveways.

Site Constraints: The proposed garage sits within the private front courtyard/driveway boundary of No. 25, clear of high-density highway traffic and positioned to maintain safe vehicular access onto The Pastures.

Design Principles & Proposal Details

Amount & Scale

Garage Footprint: External dimensions of approximately 4.00m (width) x 5.50m (depth), providing an internal ground floor area of approximately 16 m² (internal dimensions approx. 3.31m x 4.81m).

Height: pitched roof design with an eaves and ridge height that remains subordinate to the main dwelling, minimizing any overshadowing or loss of light to adjacent sites.

Appearance & Materials

The overarching objective of the design is to integrate seamlessly into the existing domestic setting and wider neighbourhood aesthetic:

Walls: Outer leaf finished in stonework to match the existing house (utilising Thermalite block inner leaf with full-fill cavity insulation).

Roof: Dual-pitch tiled roof using profile roof tiles matching the style and colour of the main dwelling.

Openings: A single vehicular door on the front elevation and pedestrian side door access featuring double-glazed units to match existing house window/door frames.

Layout & Landscaping

Positioning: The garage is sited forward of the main dwelling facade within the front plot boundary, aligning naturally with established building lines and garage placements seen along The Pastures.

Sustainable Surface Water Drainage (SuDS): The proposed driveway area adjacent to the garage will be resurfaced with a dedicated permeable surface. This ensures natural surface water runoff and sustainable drainage on site without increasing load on public sewer networks or causing off-site surface water pooling.

Access Consideration

Vehicular Access: Existing access off *The Pastures* remains unaffected in terms of highway safety. Driveway dimensions allow adequate turning space and vehicular parking clear of the public highway.

Pedestrian Access: Direct, level access is maintained from the driveway to both the new garage and the principal entrance of the main house.

Inclusive Access: The internal garage floor level will be flush with threshold boundaries where feasible to provide convenient access for equipment, domestic storage, and vehicle handling.

Summary & Conclusion

The proposed garage and driveway enhancements represent a modest, high-quality residential improvement that harmonises fully with the scale, materials, and architectural language of the host dwelling and street scene.

Also incorporating sustainable drainage principles through permeable hardstanding. Furthermore it preserves neighbour amenity and safe highways access.

Accordingly, the proposal satisfies both local design guidance and national planning policy criteria, and we respectfully request that planning permission be granted.