

PLANNING & ACCESS STATEMENT

Proposed new house on land adjacent to 15 High Street, Dilton Marsh. BA13 4DL

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NC & LJ Mutch
e: ncmutch@btopenworld.com

Design & Access Statement

1.0 Introduction

This design and access statement accompanies the application for full planning permission for a new dwelling, on the land at 15 High Street, Dilton Marsh, Westbury. We are re-applying for permission to build a new detached bungalow on the side plot of land to the immediate west of the principle dwelling with the same footprint as already granted. We have lived at No 15 High Street for nine years and are hoping to move into the new dwelling which is designed to meet our future needs as it is designed to sustain us living only on the ground floor in the event that we become unable to use stairs in the future.

2.0 Existing Site Description

Dilton Marsh is designated as a large village located approximately 1.5 miles to the southwest to the centre of Westbury and within Core Policy 1 of the Wiltshire Core Strategy.
The application site is within the curtilage of the principle dwelling of 15 High Street, Dilton Marsh to the area of land to the immediate west.



Fig 1. Location plan

Full Planning permission has already been granted on this site for a detached house under planning ref 2019/03869/FUL. However, with the benefit of hindsight we have realised that the design may not sustain long term suitability for us as we have no desire to move from this location.
The site characteristics to 15 High Street is a large rectangular plot on level land which is now clear following demolition of the old garage and single storey extension to the principal property and a large garden to the rear.
A vehicle and pedestrian access track to the west of the plot boundary provides access from High Street to the green houses located on the land to the north of the rear boundary.
The previous overhead electric supplies to numbers 11 & 15 have been removed and now are below ground. The foul sewerage connection has been approved by Wessex Water and paid for under the previous planning application and proposal for the surface water drainage from both the proposed dwelling and the front vehicle parking areas via sustainable soakaway has been approved by Wessex Water.

The characteristics of the surrounding properties are a mix of semi-detached & detached houses and bungalows built in the 1920s to 1980s as shown in the following photographs:



Proposed plot adjacent to 15 High Street



View across High Street from proposed plot



Street scene to east of No 15 High Street



View towards Clay Close from proposed plot

3.0 Design & Layout

The layout is driven by the available land for development to utilize approximately half of the width of the existing whole principal property. The new dwelling is shown to be detached from the principal dwelling by a 1m wide access.

The accommodation of the new dwelling is set over two floors to enable two reception rooms and shower room facilities on the ground floor with a single storey flat roofed kitchen & dining area to the rear and two bedrooms and a bathroom in the roof space / second floor.

The design has been developed to enable the inclusion of renewable energy solutions and incorporates Air Source Heat Pump with underfloor heating to ground floor and Integral Solar PV panels to the roof with Battery storage.
The area to the front of both the principal and proposed dwellings have sufficient space for the parking of two vehicles to each property and a drop kerb to enable access is proposed. This area will be a consolidated hard surface (not loose gravel).



Image showing off street car parking on the application site and adjacent dwellings.

4.0 Scale

The existing site has an area of approximately 0.059 hectares. The proposed new dwelling will occupy a similar footprint to the principal dwelling.

The ridge height of the proposed dwelling will be approximately 1.5m lower than the adjacent houses.

The proposed gross internal floor areas include:
Ground Floor = 80m2
First Floor (Roof Space) = 45m2

The windows are proportioned to allow maximum light without impacting on the amenity of the immediate neighbouring houses.

The proposal seeks to maintain a similar although slightly larger sized garden to the principal dwelling and will incorporate the existing soft landscaping including grassed areas, large apple tree and boundary borders.

5.0 Materials and Appearance

Brickwork to the front and render to other elevations would be a sympathetic match in colour to surrounding dwellings. The roof construction is to be a pitched “warm roof” with insulation between rafters providing a high level of thermal efficiency, covered with grey concrete interlocking roof tiles with integrated PV Panels.

6.0 Planning Impacts

A previous planning application has been approved under reference 20/03869/FUL and implemented. However, a re-design has been necessary due to a change in personal circumstances and although on a similar footprint, we were informed by WWC planning office that an amendment to the existing permission would not suffice and we are therefore re-submitting.

Wiltshire Core Strategy Adopted 2015 Policies 1, 2, are to be observed by the proposed use of local materials and tradespeople.

Core Policy 1 – Settlement Strategy
The principle of the development within the defined town settlement limits of Dilton Marsh is consistent with the development plan of the Wiltshire Core Strategy.

Core Policy 57 - Ensuring high quality design and place shaping.

National Planning Policy Framework

Chapter 5 recognises the important contribution small and medium sized sites, such as the subject of this application, can make in contributing towards meeting the housing requirement of an area because they are often built-out relatively quickly.

7.0 Accessibility

The proposed new dwelling proposes to include a level threshold at ground floor level with wheelchair mobility access to the WC and ground floor accommodation.

8.0 Conclusion

The construction of the proposed new dwelling on the application site will make efficient use of available land in a very sustainable residential location and will provide a high-quality small development.

The design seeks to integrate the new house within its setting to provide a positive contribution to the existing nearby and surrounding street scape.
Sufficient off road car parking can be provided on site for the two dwellings.

Existing landscape amenity and gardens will be maintained and enhanced with no loss of trees or hedgerows.

It is requested that Wiltshire Council review this application with a positive outcome.

NC & LJ Mutch