STATEMENT
IN CONNECTION WITH ALTERATIONS AND EXTENSION TO 29 JARVIS STREET, UPAVON, WILTS SN9 6DU FOR MR A WILLIS

The Property

The property is located at the end of a cul-de-sac leading off the junction of Jarvis Street and Chapel Lane, north-west of the centre of Upavon and is the last property in that cul-de-sac.

Reference to historical maps indicates a dwelling has been on this site since 1844, or perhaps earlier, and remains very much the same through to 1943. Although a photograph taken in the garden of the adjacent property, No. 20, shows the remaining building had possibly an earlier cottage attached to it, shown under a thatched roof, which is now completely removed.

The accommodation provided is entrance hall directly into kitchen, dining space, sitting room, ground floor shower room and separate ground floor bathroom, staircase leading to first floor with three bedrooms.

The external walls are faced in a mixture of render and brickwork, both elements being under a slate roof, which is 'L' shape in form.

There is a detached prefabricated concrete garage to the north-east of the property.

The principal garden space lies to the south-east. To the north-west, extensive views over farmland.

To the south-west the ground rises to the Churchyard.

The Proposal

Consideration is being given to improving the layout of the property and providing better accommodation, although not increasing the bedroom space. The concept is to retain the present dwelling, remove the prefabricated garage and in its place construct two storey extension, which will provide kitchen and dining with new staircase to first floor, which will achieve three bedrooms and facilities.

By removal of the existing staircase, a boot room/utility can be formed and by retaining the shower room, ground floor facilities can be provided.

With the removal of the staircase, a master bedroom can be achieved that will look over fields to the north-west and it is suggested a small balcony could be arranged, as the outlook from such a location would not be detrimental to the enjoyment of any adjacent properties or garden areas.

The two storey extension is designed to be subservient to the existing dwelling and with a face brick external appearance will define the ages of development.

The property when viewed from the south-east is elevated and although this could be screened with planting, it would prevent views over the Village to the south-east.

Planning

The property is located on the north-west edge of the Settlement Boundary for Upavon and Council records indicate there is at present no Neighbourhood Plan or Parish Plan for Upavon, nonetheless it is considered the proposal should be respectful of the development surrounding the site.

It is also noted from Definitive Footpath Maps, that a junction of several footpaths run on the north-west boundary, namely UPAV.7 – 8 – 10, but it is considered the proposals will have no detrimental effect on the enjoyment of those footpaths

Consideration has been given to the Policies contained in the Wiltshire Core Strategy, Adopted 2015 and it is considered the proposals presented comply with those Policies achieving a sustainable dwelling of reasonable accommodation in this particular location.

Attachments

1. Photographs from south-east.
2. Photographs from north-east.
3. Historical Map 1844 – 1888.
4. Historical Map 1921 – 1943
5. Undated photograph in garden of adjacent property showing original extension to No. 29.
6. Copy of Definitive Footpath Map.
7. Settlement Boundary with location highlighted.















Know Your Place 0 30 60m
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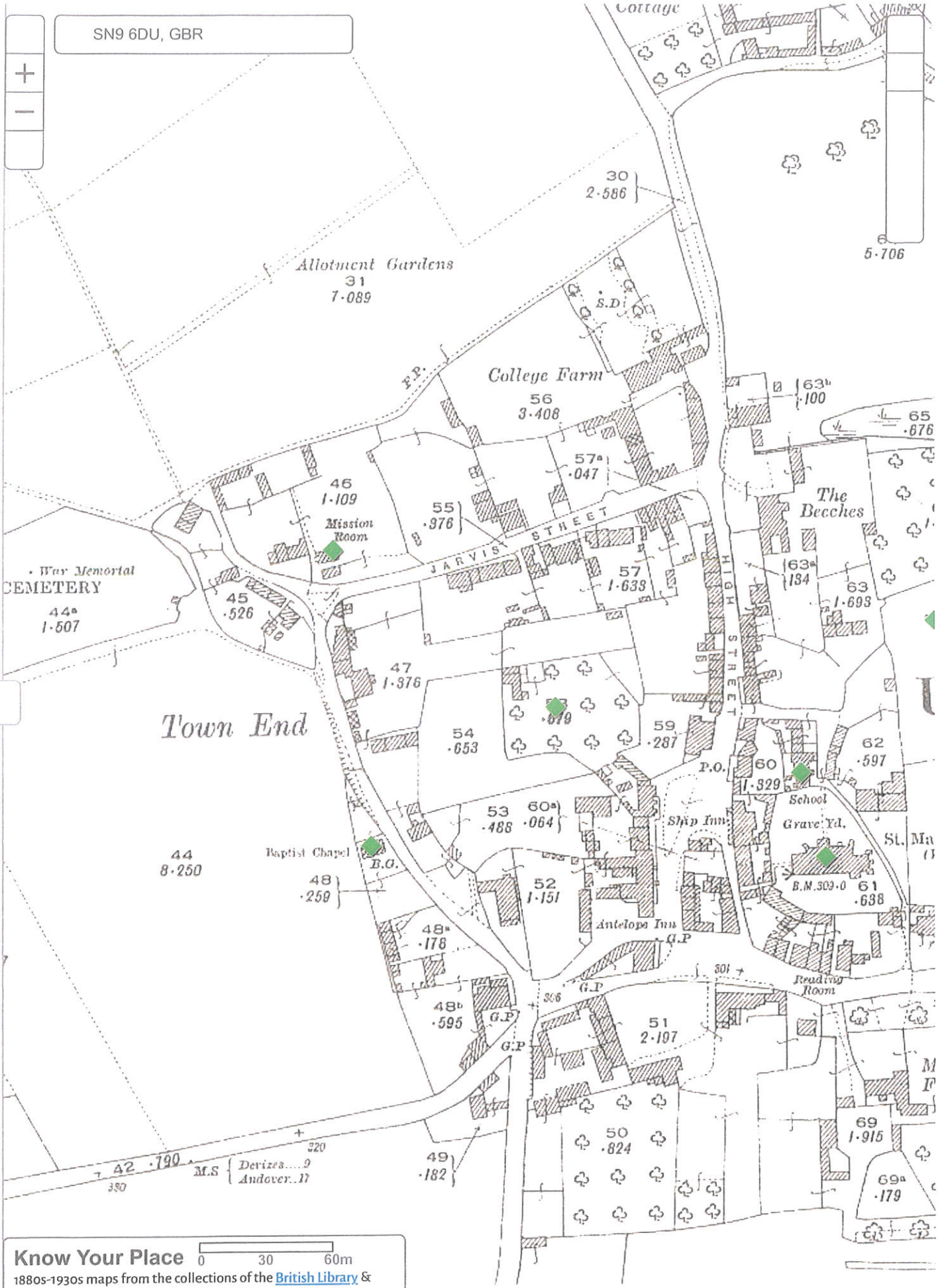
1844 - 1888



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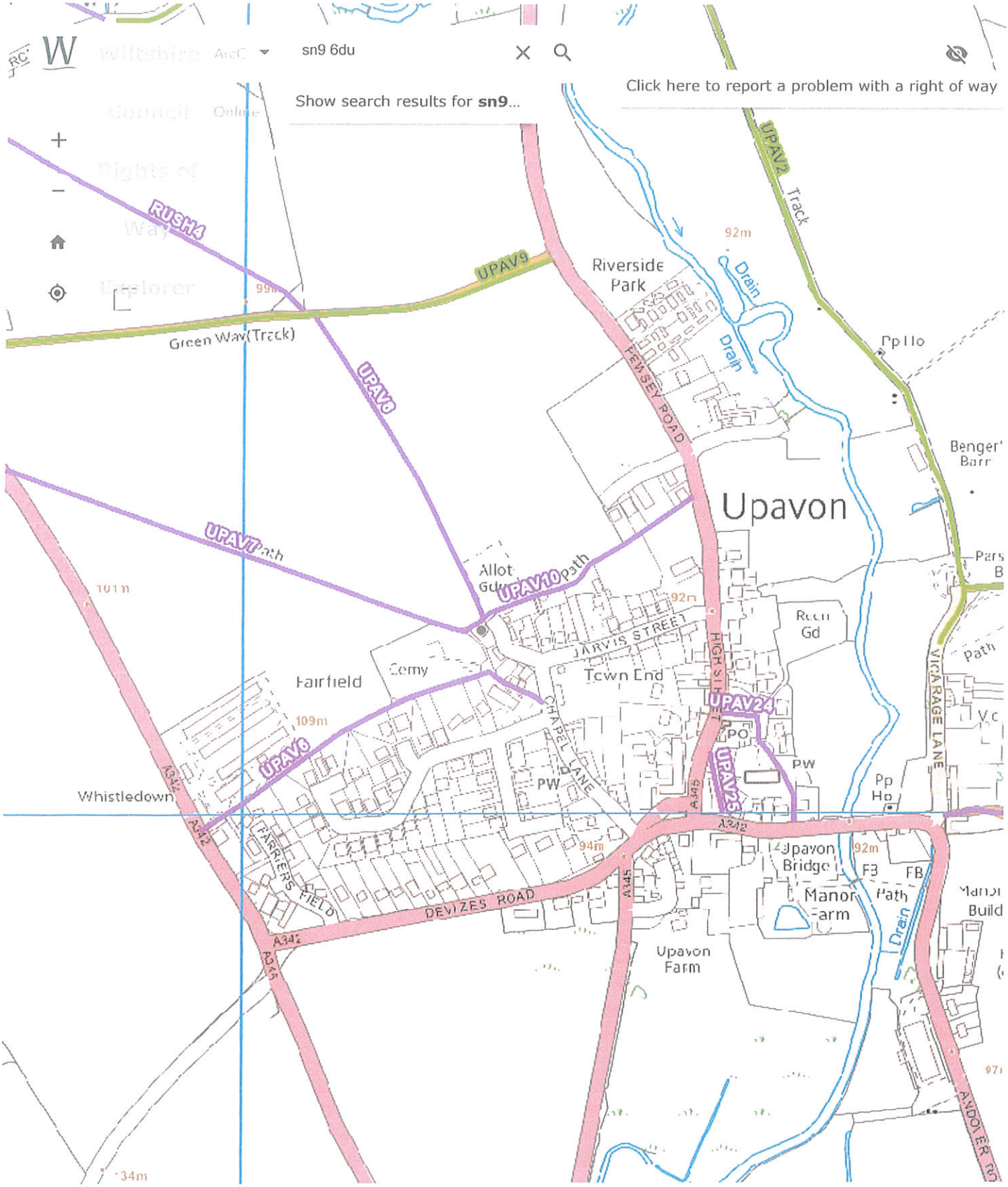
1921 - 1943.


Wiltshire
Council
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UPAV9
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UPAV10
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UPAV24
UPAV25
UPAV2
Track
Green Way(Track)
Riverside
Park
Drain
Pp Ho
Benger'
Barr
Upavon
Allot
Gd
Path
Fairfield
Cemy
Town End
JARVIS STREET
HIGH STREET
CHAPEL LANE
PEWSEY ROAD
VICARAGE LANE
Whistledown
FARRIERS FIELD
DEVIZES ROAD
A342
A345
PW
PO
Upavon
Bridge
Manor
Farm
Upavon
Farm
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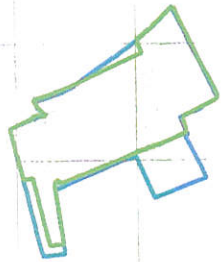
Manor
Build
ANDOVER RD
92m
94m
109m
101m
134m
100m
400ft

Draft Proposals for Revised Settlement Boundaries
Initial Informal Consultation with Parish and Town Councils





Proposed revision to settlement boundary
Existing settlement boundary

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