SHARP DESIGN SERVICES

DESIGN & ACCESS STATEMENT



10 Manor Road, Upton Lovell, Wiltshire, BA12 0JN

15 August 2023

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1. SITE DESCRIPTION

1.1 The application site comprises of a semi-detached dwelling located, on Manor Road to the south of A36 in the village of Upton Lovell. The site is within the Cranborne Chase & West Wiltshire Downs AONB.



Figure 1 – Site Context

2. PLANNING HISTORY

2.1 There have been three previous planning applications associated with 10 Manor Road, Upton Lovell, Wiltshire, BA12 0JN as listed below.

Application Reference	Decision Date	Proposal	Decision
W/04/01662/FUL	20/10/2004	Knock down concrete wall and shed and replace with double garage	Approve with Conditions
W/03/01055/FUL	14/08/2003	Two story extension	Refuse
W/91/00192/FUL	21/05/1991	Formation of new access and new drive	Approve with Conditions

3. THE PROPOSAL

3.1 Two occupants live in the property currently.

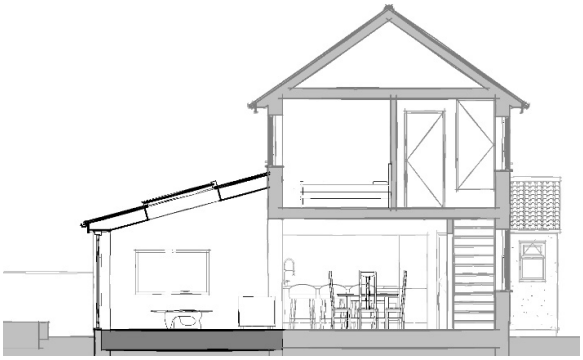
3.2 The property is a semi-detached dwelling. On the ground floor there is an porch, kitchen/ diner and lounge2 leading out to a large patio and lawn. The garage has been converted to a self-contained annex with a small kitchenette and ensuite shower room. There is a store to the front. On the first floor has three bedrooms and a family bathroom. The main bedroom has an ensuite. Above the annex is an poorly attic room.

3.3 The applicant seeks planning permission for the erection of a new single storey rear extension, creation of a utility and ground floor cloaks and the formalisation of the annex with a loft conversion to a home office for the use of the occupants.

3.4 The proposed extension is to be located on the southeasterly rear elevation. It will be constructed of blockwork with a render finish, bifold doors and glazing. The roof is to be a pitch roof with conservation rooflights and pan tiles to match the existing.

3.5 The extension will be abutted to the rear elevation of the dwelling and will have white render to match the existing, grey UPVc glazed bifold doors finish to differentiate between the dwelling and the proposed extension. The extension will have glazed conservation rooflights and a brown pan tiles.





Rear Elevation Section

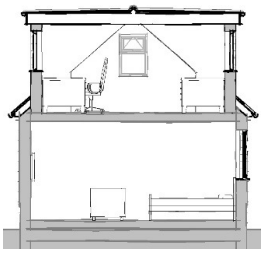
Figure 2 – Proposed Elevation of Extension and Section

3.6 The proposed formalisation of the annex which was converted prior to the current occupiers purchase of the property is located in what would have been the double garage to the north east of the dwelling. It has existing external timber stairs which are inappropriately step to the attic room above the annex. The annex is constructed from blockwork rendered with horizontal timber cladding above. The roof is pitched and has slate tiles to finish.

3.7 The proposed attic conversion to a home office will have a two dormers to allow both the occupants to have an office space. The proposed dormers will be constructed of timber with horizontal timber cladding to match existing, Glazed grey UPVc windows are proposed to each dormer. The roof to the dormers is to be flat with a grey single ply membrane.

3.8 The proposed home office will be accessed by new external stairs to the rear of the annex on to the decking which would have a glass balustrade to the timber decking.





Rear Elevation Section

Figure 3 – Proposed Elevation of Annex with Loft Conversion and Section

4. PLANNING CONSIDERATIONS

PRINCIPAL OF DEVELOPMENT

4.1 The application site is located on Manor Road to the south of A36 in the village of Upton Lovell. To the north and east it is bounded by agricultural farming land. On the west boundary is the neighbouring attached property. The road to the north-westerly boundary is Manor Road. The adjacent property is occupied.

4.2 The proposed works to the dwelling seek planning permission for the erection of a single storey rear extension, formalising the annex and conversion of the attic room to a home office. The dwelling is surrounded by agricultural land and linear village development. The design of the extension is of a sympathetic design to blend with the current dwelling. The extension would not create or be capable of creating a separate dwelling. As such, the principle of development is considered acceptable, subject to site specific issues.

4.3 The proposed works to the annex seek planning permission to formalise the annex to the ground floor and create a home office space for both of the occupants of the main dwelling. The annex whilst being separate from the main dwelling will not be sold as a separate dwelling and will be used for family and guests.

IMPACT UPON THE CHARACTER AND APPEARANCE OF THE AREA

4.4 The application site is within the Cranborne Chase & West Wiltshire Downs AONB.

4.5 Approximately 130m to the west of the property is the Grade II listed Lovel House.

4.6 Approximately 135m to the south of the property is the Grade II listed 19, 20 and 21 estate cottages.

4.7 Approximately 175m to the north of the property is the Grade II listed Former tollhouse at No. 6 Upton Lovell and tollbooth opposite.

4.8 The new development is sympathetic to local setting, maintains a high-quality environment and protects, complements and enhances valuable contextual features and characters.

4.9 Whilst the overall built development on the site would be 21.76m², the plot is large enough to support this without the site appearing to be over developed. Owing to the nature of the property, the resultant extension to the dwelling would not be overcrowded on the site or the street scene.

4.10 The massing of the development is considered and deemed to provide the highest quality of design.

4.11 It is considered that the proposed development, by reason of its scale, design, positioning and materials, would be sympathetic to the character and appearance of the host dwelling and, in turn, would have a low impact on the character of the dwelling.

IMPACT UPON RESIDENTIAL AMENITY

4.12 The proposal seeks to erect a single rear extension, with new bifold doors. The proposed attic conversion will have grey UPVc windows. By reason of the dwelling's and annex's position, it would not result in any overshadowing or overlooking. Any neighbouring properties are sufficiently separated from the proposed developments to eliminate material impact.

4.13 In addition, the proposed works retains sufficient amenity space for the existing occupiers. Currently, the existing attic above the annex is unsuitable internal area. By incorporating dormers to the roof and correctly insulating the space it will be a comfortable office space. It is not considered that the proposal will have any impact to the enjoyment and living conditions of the occupiers or neighbours.

4.14 Drawing on the above assessment, it is considered that the proposal accords with the planning constrains.

IMPACT ON HIGHWAYS

4.15 The proposed works will have no impact on highways and the existing access is retained.

5. ACCESS

5.1 Proposal site sits on the south of the A36

5.2 The proposal site is close to the local amenities of the Prince Leopold Inn and Village Hall and public transport is available at Upton Folly on the A36.

5.3 The principal access via Manor Road into the property is not altered

6. CONCLUSION

6.1 This application seeks to erect a single storey rear extension, formalisation of the existing annex and attic conversion to a home office at 10 Manor Road, Upton Lovell, Wiltshire, BA12 0JN. This statement has highlighted that the proposed extension and home office will not impact the character of the area. Furthermore, the proposal would have an attractive appearance, with high quality materials reinforcing local distinctiveness.

6.2 In addition, the extension and home office would preserve the amenity of both existing and surrounding occupiers and would not have any impact on highway safety.

6.3 It is considered that the proposed development would be consistent with the guidance set out. As such, we commend the proposal to you.