DESIGN AND ACCESS STATEMENT FOR A SINGLE STOREY EXTENSION AT CLANGER FARM, HEYWOOD, NEAR WESTBURY BA13 4LL, TO PROVIDE AN ANNEX FOR A DISABLED RELATIVE

This is a resubmission of PL/2023/03962 which was withdrawn on 25th July 2023. The withdrawal was necessary because the Case Officer had indicated that he would refuse the application due the Bat Survey Report having not been provided. This survey is now available and included within the resubmission.

The original floor area of the annex has been reduced by 12.5%. To reduce the floor area further would comprise the Technical Housing Standards – Nationally Described Space Standards – 2016. The original floor area was 48 square metres. This has now been reduced to 42 square metres. An internal door linking the farm house directly to the annex is also now proposed.

Mr and Mrs Smith (the applicants) are the owners of Clanger Farm, Heywood and reside in the farm house which is the only dwelling on the holding. Mrs Smith's father, Mr Goff, is chronically disabled and Mrs Smith is his carer. Enclosed is a letter from Mr Goff's doctor, which explains his circumstances (this letter is for the Council's information only and should be redacted).

The proposed extension will form part of the existing farm house and will be constructed entirely of materials to match those existing i.e. roof tiles, doors, windows and external walls.

The existing vehicular access will not change its form.

This application conforms to the principles of the NPPF and the Wiltshire Core Strategy 2015.