DESIGN, ACCESS AND CONSERVATION STATEMENT

relating to

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

to

INCREASE LENGTH OF PREVIOUSLY APPROVED GARAGE

at

MANOR FIELD, HIGH STREET, SEEND, MELKSHAM, WILTSHIRE SN12 6NU

Ref: 3853.STAT

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Amended November 2023

Location and Description -

The property concerned lies within the village of Seend, about 3 miles west of Devizes. It is accessible directly to the south off High Street, the main thoroughfare.

The site lies within the designated village Conservation Area. The property is not listed. The property comprises the house and detached Orangery together with ancillary outbuildings and gardens.

This statement and assessment concentrates on the effects that the proposal might have on the context.

This application concerns a previously approved Garage. (PL/2023/00023).

Planning History -

K/32763 - erection of two storey extension to dwelling and alterations to existing house. Approved with conditions

k/34630 - Erection of outbuilding on existing concrete slab. Approved with conditions

K/40892 – Conservatory extension to east. Approved with conditions

K/55798/F - 2 storey extension, 2 new dormer windows, and glazed canopy. Approved with conditions

K/58463/TR1 – Misc tree works. No objection

E/10/0963/TCA – Misc tree works. Approved with conditions

E/11/0108/TCA – Misc tree works. Approved with conditions

E/2012/0704/FUL - 2 no. balconies to rear elevation. External chimney to side elevation. Replace existing garage with garden store. Screen walls surrounding swimming pool with new entrance gates and side walls

13/00242/FUL – Proposed detached Orangery. Approved with conditions

14/07384/TCA – Misc tree works. No objection

PL/2023/00020 – Construction of detached garage & detached carport

The Proposal -

The applicant has a modest collection of classic cars and wishes to construct a new garage in which to keep and care for the vehicles on site.

The envisaged structure is to house up to four cars within the new garage

The location of the new garage is to be to the west side of the existing house as previously used as a vegetable garden, but now redundant.

The site is in a predominantly residential area, of low density and mixed character and age.

The property is detached with grounds extending around all sides, with the main garden area to the south. Direct vehicular access is off High Street to the north. Currently there is a sizeable driveway and hardstanding but no garage.

Material Amendment -

This Application is in relation to a previously approved Application (PL/2023/000200). This Application seeks to increase the length of the

approved Garage by 1530mm, to align the front of the Garage with the front of the house. Whilst only a minor increase in size, is it believed the alignment with the front of the house will improve the aesthetics.

Understanding the property and its context -

Sitting within the built environment of the village, the property concerned is one of a number of fairly substantial homes that front onto both sides of High Street, contributing to the interesting and attractive character of the main village thoroughfare.

The main house extends over two storeys plus attics, with double pitched roofs. There is also a detached single storey flat-roofed Orangery to the east.

While some of the properties in the area are decidedly of vernacular character, Manor Field is of altogether more architecturally formal and this is reflected in the style of the associated Orangery.

While forming part of the backdrop to the High Street, as well as to the public rights of way to the east and south of the property, it is fairly well screened by boundary walls and vegetation.

There is little linkage between the property concerned and the listed assets in the area other than as a more distant backdrop.

The significance of the property lies in its contribution to the village street scene and communal fabric.

The proposal and impact on the setting -

The proposed design is based on the requirements of accommodating the vehicles concerned (i.e. the physical implications of the brief) together with the desire to achieve some unity with the architectural character of the existing property by adopting the style of the Orangery.

The building proposed therefore has a plan footprint that reflects two double depth car storage bays (giving 4 spaces). The fenestration is based on the Orangery and main house. The walling is to match the facing brickwork and recon. stone dressings of the Orangery (as opposed to the rendered walls of the house).

Overall, the intention is that the proposed garage will counterbalance the Orangery in both materials and form. It is regarded as being appropriate and justifiable in the context. Careful consideration has been given to the details put forward, these being based on appropriate appearance, functional need, and concern to avoid harm to the context and wider locality.

Access Considerations -

The proposal will not materially affect the access considerations within the site or beyond. However, in providing a new housing for vehicles, the driveway and external hardstanding will be less likely to become cluttered.

The proposal will allow for cars to turn within the confines of the property, precluding the need for cars to reverse in or out of the driveway. Further, the property sits on a straight stretch of road, so a good line of sight both left and right will be available when exiting the site, and there is no footpath to be crossed.

Therefore, the implications of the envisaged works will be positive. There are no implications as regards the wider site or locality.

Conclusion -

The proposed garage will cause no harm to the immediate context or to the wider setting, and indeed the provision of enclosed garaging will improve the aesthetic appeal of the vicinity. The envisaged works will help to keep the property viable as a practical and attractive home into the future.



View of house frontage



View of west side of house from west (note disused vegetable garden area in foreground)



View of side and rear of house



View of Orangery