PLANNING STATEMENT

PROPOSED NEW DWELLING

AT

LAND NORTH OF ROSEBANK
SMALL STREET
CHIRTON
PEWSEY
SN10 3QR

FOR

MR GEOFF POTTER

NJK/ 2311/Nov 2023

RIBA Chartered Practice

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1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by DRA Architects to accompany a planning application which is submitted on behalf of Mr G Potter. The application relates to the Land adjacent to Rosebank, Small Street, Chirton, Wiltshire SN10 3QR.

1.2 Full planning permission is sought for an alternative design to the recently approved scheme PL/2022/07417 for the erection of a two bedroom bungalow together with parking, access and associated works on land adjacent (to the north) to Rosebank. The site was formally part of the garden associated with Rosebank.

1.3 The existing consent has many shortcomings: its siting splitting the private amenity space, cramped layout, poor fenestration orientation and dated architectural language has led the applicant to instruct DRA Architects to revise the proposal to a more desirable outcome. The revised proposal has similar accommodation levels to form a two bedroom chalet bungalow which provides an improved spatial layout and also takes advantage of the site's orientation and improves upon the private amenity spaces.

1.4 This Planning Statement is submitted in support of the application and provides a summary overview of the application proposals as well as identifying the Planning Policy Framework within which it should be considered.

1.5 The intention of this design statement is to provide the design principles and concepts that have been applied to the scale, layout, landscaping and appearance of the proposal and to show how, through this design process, the relevant policy requirements of the Wiltshire Core Plan have been satisfied.

2.0 CONTEXT OF THE SITE

2.1 The application site is located towards the southern part of Chirton, off Small Street which is to the east of the main road that runs north-south through the village.

2.2 The site was previously part of the garden associated with Rosebank until the recent planning consent for a detached bungalow. The site is now owned by the current applicant as a development site.

2.3 The application site is detached from the plot of Rosebank by the access road, meaning it has limited use in comparison with gardens which are accessed directly from the dwelling.

2.4 The access road off Small Street is jointly owned by the Applicant and owners of Rosebank. The application site is approached along Small Street, which is characterised by residential dwellings including bungalows and two storey houses, and a mixture of detached and semi-detached.

2.5 The application site falls outside of the Conservation Area, and as such, the properties are mainly post-war with limited listed buildings or heritage constraints.

2.6 The village of Chirton benefits from a church, primary school and village hall.

2.7 The application site falls within the North Wessex Downs AONB. It is located in the Environment Agency Flood Zone 1 which has the lowest probability of flooding, and there are no heritage or ecological constraints.

3.0 RELEVANT PLANNING HISTORY OF THE SITE

3.1 PL/2022/07417 – Planning permission for a single two-bedroom bungalow dwelling was consented 24 November 2022.

4.0 PLANNING POLICY

4.1 The proposal is governed by guidance within the National Planning Policy Framework (NPPF), the Wiltshire Core Strategy.

4.2 The principle of compliance to the above planning legislation has been established from the consented scheme.

5.0 THE PROPOSAL

5.1 The previous consent has many shortcomings with its poor siting, cramped internal layout and dated architectural language.

5.2 The proposal is for a chalet bungalow style two-bedroom residential dwelling with car parking.

5.3 The design and the architectural language of the dwelling will have a sympathetic relationship with the varying sub-urban architectural styles of the surrounding dwellings.

5.4 The property is to be set back from the access track to enable two car parking spaces to be provided to the front.

5.5 The property is a storey and a half with two bedrooms set into the roof void. The height of the proposal mediates between the two storey properties fronting onto Small Street and the single storey dwelling of Rosebank to the rear. The revised siting of the proposal adjacent to the boundary to 21 Small Street moves the private garden away from the boundary reducing the amenity impact. village.

5.6 The property is of a modest footprint of 76sqm internally. The roof has a ridge height of 5.6m and an eaves height of 2.3m.

5.7 The property is proposed to be brick with a clay tiled roof and aluminium framed fenestration.

5.8 Internally the property would provide an open planned living/kitchen/diner, study, utility on the ground floor and bathroom, and two double bedrooms within the roof void.

5.9 To the front of the proposed property there would be a driveway provided with parking for 2 cars.

5.10 Private amenity area would be provided to the south of the property as well as extending to the east around the parking area.

6.0 DESIGN AND ACCESS STATEMENT

6.1 ***Use of Site***
The use of the site will remain in residential usage.

6.2 ***Amount of Development***
The proposed dwelling is a modest two-bedroom property with an internal footprint of just 76sqm which sits within a plot of land of some 630sqm.

6.3 ***Access***
The vehicular and pedestrian access will utilise the existing access which serves both the new property and the existing property of Rosebank.

6.4 ***Layout of the Development***
The location of the proposed dwelling is sited parallel to the northern boundary to 21 Small Street.

6.5 ***Scale of Development***
The scale of the proposal being single storey with accommodation within the roof structure will sit comfortably within its surroundings.

6.6 ***Landscaping of the Development***
The existing mature landscaping of hedging will provide suitable screening, backdrop and privacy that will complement the overall development and help it to integrate into its context.

6.7 ***Appearance of the Development***
The materiality and the architectural language of the proposal will harmonise and complement the varied character of the existing context.

6.8 ***Detailed Design***
The following design criteria/materials are proposed:

- Walls – Multi-red brickwork
- Pitched Roof – Clay double roman roof tiles
- Rainwater goods - UPVC.
- Doors and windows – Grey anthracite UPVC

6.9 ***Sustainable Design***
The dwelling is to be constructed to standards in excess of current Building Regulation requirements.

6.10 ***Ecology***
There is no impact on any existing ecology.

7.0 IMPACT OF DEVELOPMENT ON ADJOINING NEIGHBOURS

7.1 The location of the proposal together with the proposed landscaping will have no adverse impact on neighbouring properties.

8.0 CONCLUSIONS

8.1 The previous planning permission has established a precedent for the development of this site and the above proposal demonstrates how the new design is an improvement on the previously consented scheme.

8.2 The proposal will be of high-quality design and thus will not contradict with any policies within Local and National Planning Policy Frameworks.

End of Report