Chalfont

Deansway
Chippenham
Wiltshire
SN15 1QY

Two Storey Extension to East Elevation, Dormer Window to North Facing Roof Slope and Replacement Garage

Planning Design & Access Statement

November 2023

James Grayley Architects

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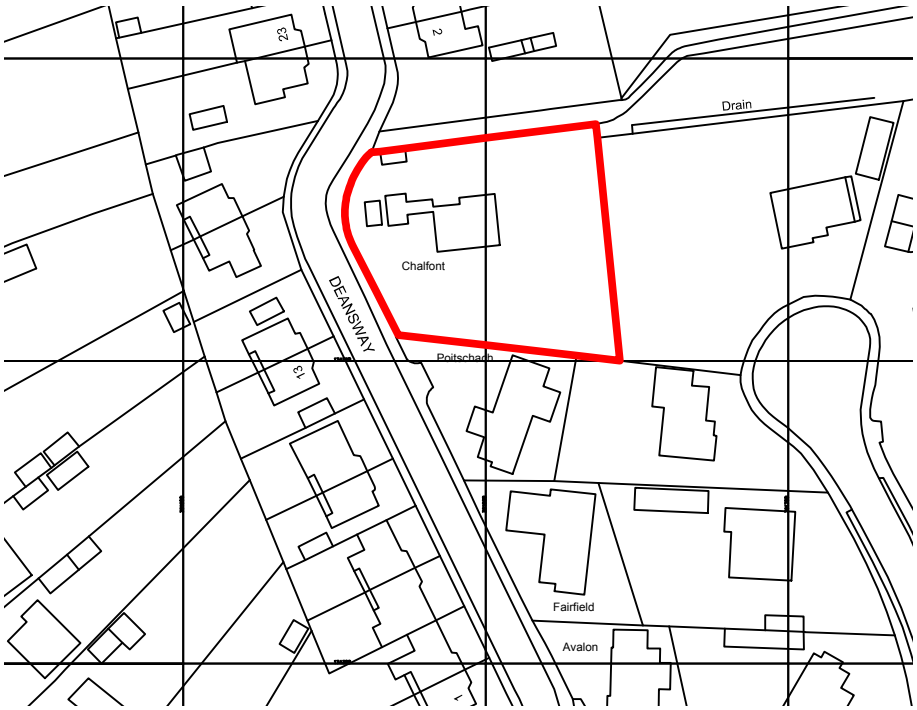
CHALFONT

Introduction

This document has been written to support the planning application to construct a two storey side extension to the east side of the existing house, a loft conversion with a dormer window to the north facing roof slope and a replacement garage to the existing property at Chalfont, Deansway, Chippenham.

This document forms the Design & Access Statement and it explains in photographs, drawings and words how the proposals have been developed in terms of use, quantum, layout, and scale.

In writing this statement and devising the proposals we have taken into account the site area, the physical and historic characteristics of the surroundings and the relevant planning policies.



Site Location Plan



Aerial view

Proposal Context

Chalfont is an existing detached dwelling, located on the east side of Deansway, an established residential street to the north of the centre of Chippenham. The street comprises mostly semi-detached properties built in the early 1920's to late 1930's and of similar size and style. Chalfont sits in contrast as a detached property on a generous plot on the bend midway along the street. Three single storey detached properties lie to the south of the house with larger detached properties in a Greenway Park cul-de-sac to the east.

The houses of Deansway are fairly regular in character and appearance, typically with rendered walls with some brick to ground floors and hipped clay and concrete roof tiles.

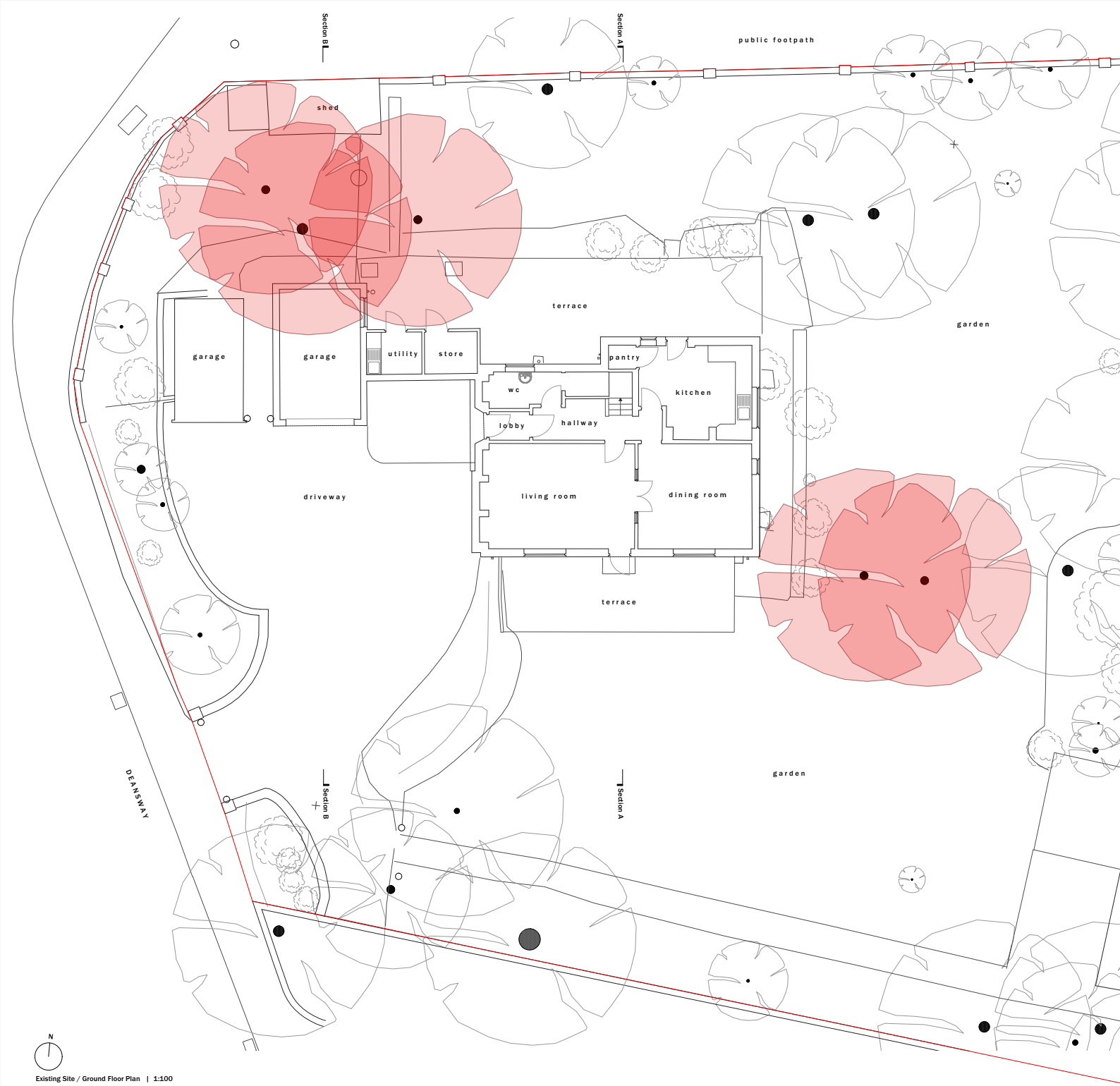
A number of the semi-detached dwellings within the street have undergone extension in recent years, with a range of single and two storey extensions granted permission previously.

Chalfont is orientated perpendicular to the road with the house positioned towards the northern side of the plot. This creates large open lawn spaces to the south and east sides of the house. A gated driveway gives access to two single garages and the entrance to the house on its west side.

The house is of 20th Century construction and is largely in its original configuration. The house is two storeys with a single storey store and utility structure connecting the house to one of the single garages. The house is 168m^2 and provides four bedrooms and two bathrooms. It has an EPC rating D. The house is constructed with uninsulated cavity brick walls and rendered externally. Sand faced bricks form a plinth around the house and are used to the entrance and chimney stack to the west elevation. The original windows have been replaced with UPVC and the window to the staircase on the north side of the house is in glass block.

The property is not listed nor is it within a conservation area.

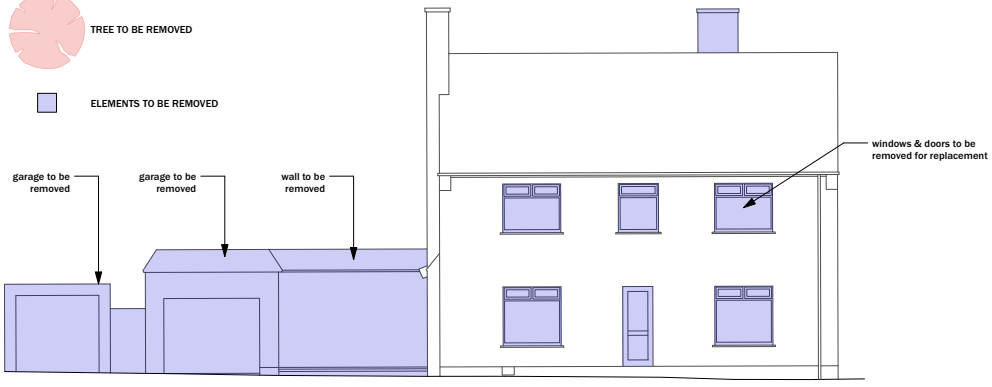
The house has recently been purchased by the applicant and requires modernisation throughout.



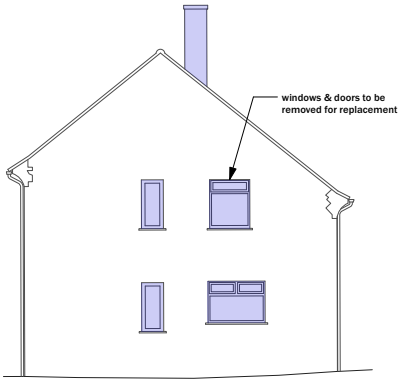
Existing Site / Ground Floor Plan | 1:100

TREE TO BE REMOVED

ELEMENTS TO BE REMOVED

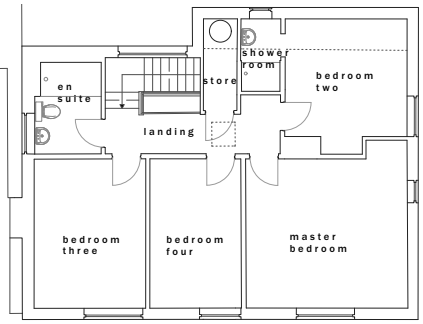


Existing South Elevation | 1:100

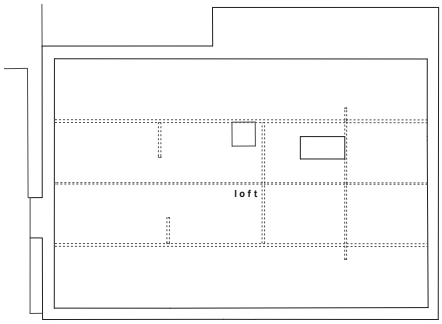


Existing East Elevation | 1:100

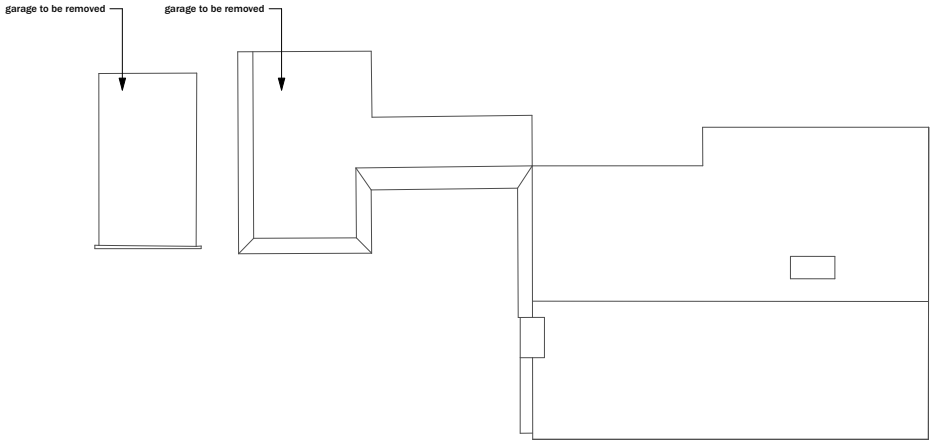




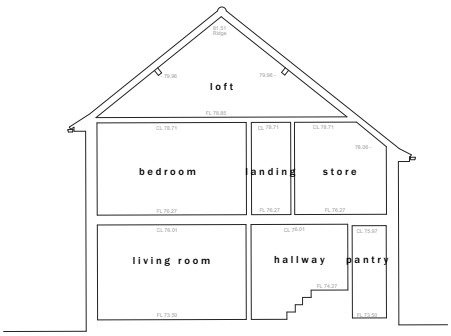
Existing First Floor Plan | 1:100



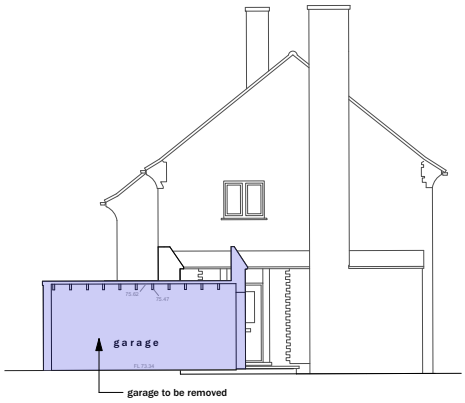
Existing Attic Plan | 1:100



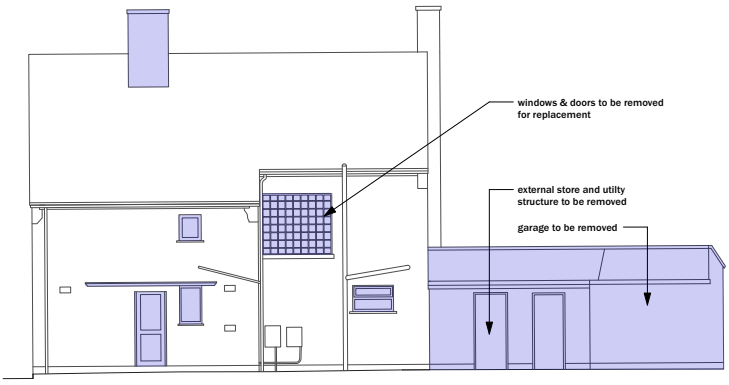
Existing Roof Plan | 1:100



Existing Section AA | 1:100



Existing Extension Section BB | 1:100



Existing North Elevation | 1:100



Existing West Elevation | 1:100

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Chalfont

Existing Plan, Section & Elevations

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November 2023

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0m 5m



View of west elevation with the entrance to house framed in sand faced brick



View of east elevation. Proposed ground and first floor extension in this location.



View of north elevation with single storey store and utility connecting the house to the garage



View of lawn to the south from inside of property



View of entrance to house with garage on the left



Internal view of the main staircase with glass block window to north side of house



Internal view of ground floor dining and living spaces with original wood block flooring



Internal view of ground floor kitchen. Space is to be reconfigured as part of proposed extension

Relevant Planning History

Planning permission was granted for a single storey extension to the house in 2015 (Ref:15/03934/FUL). This application proposed single storey extensions to the west and north sides of the house and summarised below:

Planning Application Reference | 15/03934/FUL
Chalfont, Deansway
Single Storey Extensions to North and East Elevations
Type of Application | Full Planning Permission
Status | Approve with Conditions
Decision Issued | 26/06/2015

A number of other properties in the immediate vicinity have gained consent for two storey extensions or large replacement dwellings. Relevant applications are listed below.

Planning Application Reference | 18/00422/FUL
6 Greenway Park
Detached house and garage in the grounds of existing
Type of Application | Full Planning Permission
Status | Approve with Conditions
Decision Issued | 08/06/2018

Planning Application Reference | 17/03437/FUL
9 Greenway Park
Proposed double storey and single storey rear extensions along with the addition of 2 rooflights on existing rear elevation
Type of Application | Full Planning Permission
Status | Approve with Conditions
Decision Issued | 31/05/2017

Relevant Planning Policy

In devising the proposals the design has responded both to the relevant national and local planning policy and in particular to the following documents:

National Policy

National Planning Policy Framework 2023
Approved Documents (Building Regulations)

Local Policy

The Wiltshire Core Strategy Development Plan and a range of further Supplementary Planning Documents, in particular the following policies:

Wiltshire Core Strategy Development Plan [Adopted January 2015]
CP41 Sustainable Construction and Low Carbon Energy
CP57 Ensuring High Quality Design and Place Shaping
CP58 Listed Buildings (NOTE. No.7 Greenway Park is GII listed but is located in the adjacent cul-de-sac and not considered to be directly impacted by the proposed works)

Proposals

Summary

The proposals seek to repair and modernise the existing dwelling and extend it to make it suitable for contemporary living. The house is in reasonable condition and the new owners wish to refurbish the house generally including new heating and electrical installations, along with window replacement throughout.

The proposals subject to this application are:

(i) Remodel the ground floor accommodation to improve the layout and function of the spaces and to better connect the house to the garden
(ii) Remodel the first floor to provide three equal sized bedrooms including an ensuite.
(iii) The construction of a two storey side extension to the west elevation to provide a well proportioned kitchen and dining space at ground floor and a principal bedroom and study space at first floor
(iv) Conversion of the existing loft space to provide two additional bedrooms with a new dormer window to the north facing roof slope
(iv) Removal of the two existing single garages and the existing store and utility structure attached to the house and replace with a double garage.

Analysis

When devising the proposals it has been considered that the main issues for consideration in relation to policy are:

(i) High Quality Design
(ii) Environment Performance and Sustainable Design
(iii) Residential Amenity
(iv) Highway Safety & Parking

Principle of Development

The principal of householder extensions is acceptable in accordance with the provisions of Core Policy 57 of the Wiltshire Core Strategy. Although the proposed extensionalters the mass of the building, the extension would be considered as a subservient addition and is therefore appropriate in relation to both the host dwelling and the character of the surrounding area. In addition, the materials proposed will be sympathetic to the existing property and the character of the local area.

High quality design

Wiltshire Core Strategy Core Policy CP57 requires all new developments, including extensions and alterations to have a high standard of design and are expected to create a strong sense of place through drawing on the local context. Emphasis is placed on enhancing local distinctiveness and relating positively to the landscape setting and existing pattern of development and by responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines.

The existing dwelling has two storeys of accommodation, with a pitched and gabled roof form and a flat roof attached garage. The house sits in a substantial plot with generous garden space to the south and west.

The proposal to extend the property to the west with a two storey addition seeks to respond to these polices by creating a high quality, appropriately scaled and sensitively designed extension to the host building.

The extension will provided additional living accommodation at ground floor with an open plan kitchen and dining space. This will have openable glazing to both the south and west elevations to maximise the connection to the garden. At first floor, a principle bedroom with adjacent study space occupies the footprint of the extension.

The space to the west side of the existing house is generous and the footprint and mass of the extension sits comfortably on the plot without compromising the garden space or affecting the privacy or daylighting to adjacent neighbours.

The extension has been designed to be subservient addition to the host dwelling. In plan it is set back from the front and rear elevations and the roof is set down below the eaves and ridge height of the existing house. The proposed materials will be sympathetic to the existing property and therefore the extension is considered to be appropriate to the scale of the host dwelling and the character of the surrounding area.

The existing loft space is to be converted to provided two additional bedrooms. A new clay tiled dormer window will be positioned on the north facing roof slope above the staircase. The dormer will be set down from the ridge of the house and be set back from the eaves.

The proposals replace the existing single garage with a larger garage suitable for accommodating a modern vehicle. The garage is proposed to have a tiled pitched roof that reflects the character of similar structures in the local area.

Environment Performance and Sustainable Design

The proposals will improve the energy efficiency and environmental performance of the house through a series of strategic interventions. These include replacement high performance windows, improving wall and roof insulation, an efficient heating and ventilation system and solar panels on the south facing roof slope and associated battery storage.

Materiality

The proposed extension and replacement garage seek to replicate the character of the host dwelling and the wider street scene. The walls will be constructed of rendered masonry with profiled concrete tiles to the roof slopes. The replacement windows will be slim profile aluminium. A sand faced brick will be used as a plinth and feature detailing around window reveals.

Overlooking and Outlook

The proposal considers its relationship to the neighbouring buildings carefully and has been specifically designed to have minimal impact on the surrounding occupier's amenity, outlook and privacy.

Core Strategy Policy CP57 requires developments to have regard to the compatibility of adjoining buildings and uses and ensure that the appropriate levels of amenity are achievable within the development itself.

The extension has been designed to sit comfortably within the plot and set well back from neighbouring boundaries to avoid overlooking and maintain privacy of both the occupants of the house and the neighbouring properties. The ground floor windows and doors look out to the gardens and sightlines are screened by the mature hedging that surrounds the plot. At first floor, overlooking from the south and west facing windows is avoided due to the distance of the extension from the boundaries and the mature trees and planting that surround the site.

The neighbouring property to the north is approximately 20m away and is separated by mature trees, a public footpath and the neighbouring single storey garage. The new dormer window to the north facing roof slope is small in scale and located on the stair and therefore the potential for overlooking minimised and the neighbour's privacy is maintained.

Landscape and Trees

To enable the construction of the extension and replacement garage it will be necessary to remove five existing trees in the garden as indicated on the existing drawings.

Highways, Safety & Parking.

Wiltshire's Local Transport Plan (LPT3) 2011-2026 sets a minimum parking standard for new residential developments. This requires a property of 4+ bedrooms to have a minimum of 3 car parking spaces.

The existing driveway can accommodate 3/4 cars and whilst there are two garages currently on the site with the increase in modern car sizes the existing garages are incapable of accommodating a contemporary car.

The proposals seek to replace the two existing garages with a combined double garage for the purposes of accommodating contemporary cars on a daily basis. Therefore along with the current on-site parking provision to the driveway the overall parking on the site based on the enlarged dwelling satisfies the requirements of the LTP.

Access

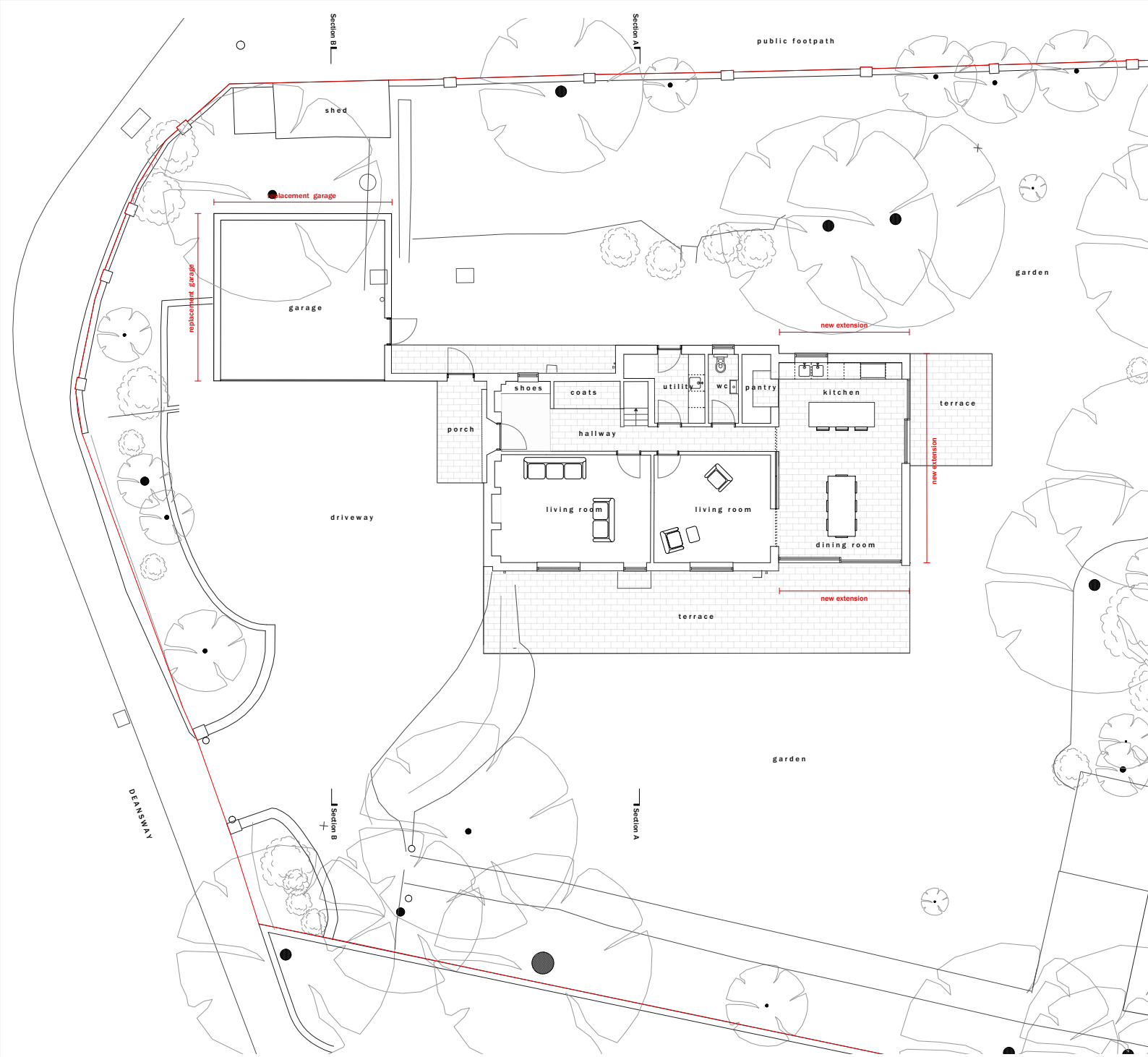
The proposals seek to refurbish the dwelling to create a long-term sustainable family home, capable of providing an adaptable layout for continued occupation in later years of life. The external landing that forms a step to the current entrance will be removed to ensure step free access to the home. The proposals improve on the current situation and seek to comply with all aspects of Building Regulations Part M.

Flood Risk

The site is not within a flood risk zone.

Conclusion

Following analysis, it is considered that the proposals comply with relevant planning polices, are typical of recently consented proposals to neighbouring properties, and the applicants seek consent for the proposed works on that basis.



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Proposed Site / Ground Floor Plan | 1:100

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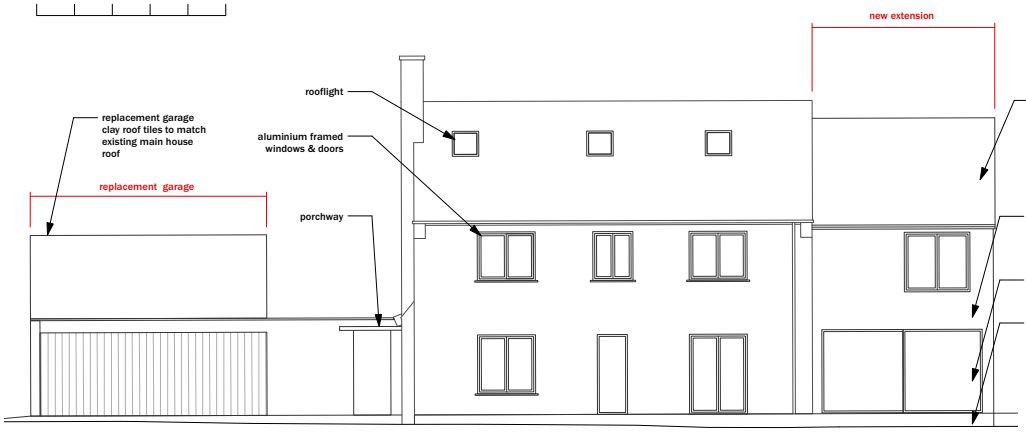
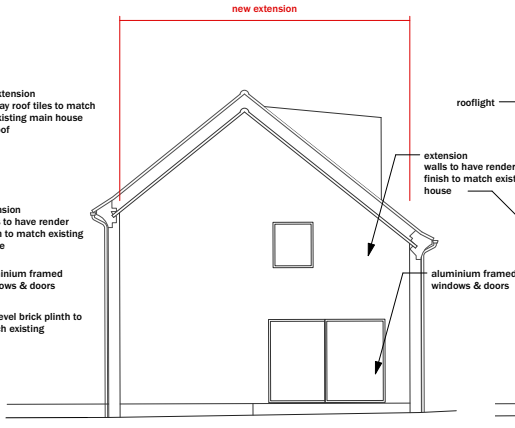


Proposed South Elevation | 1:100



Proposed East Elevation | 1:100

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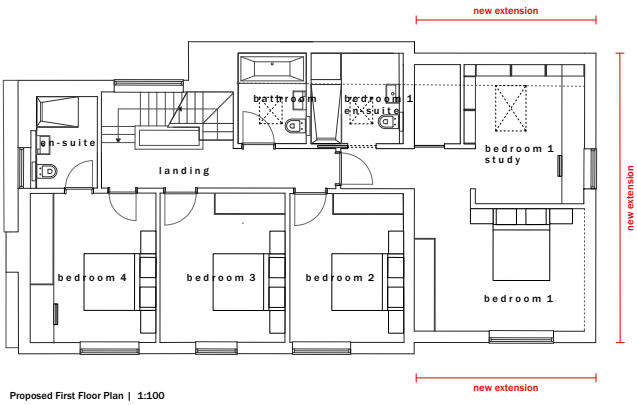

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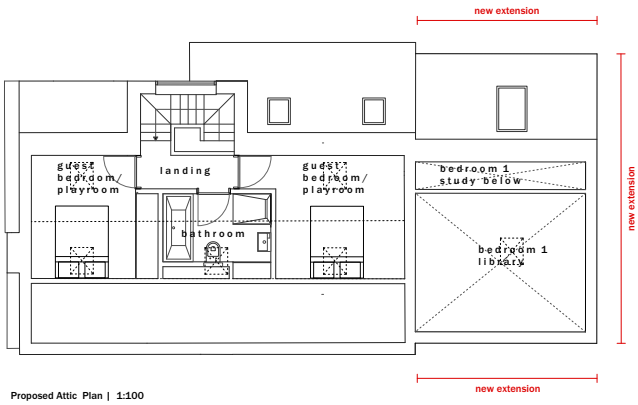

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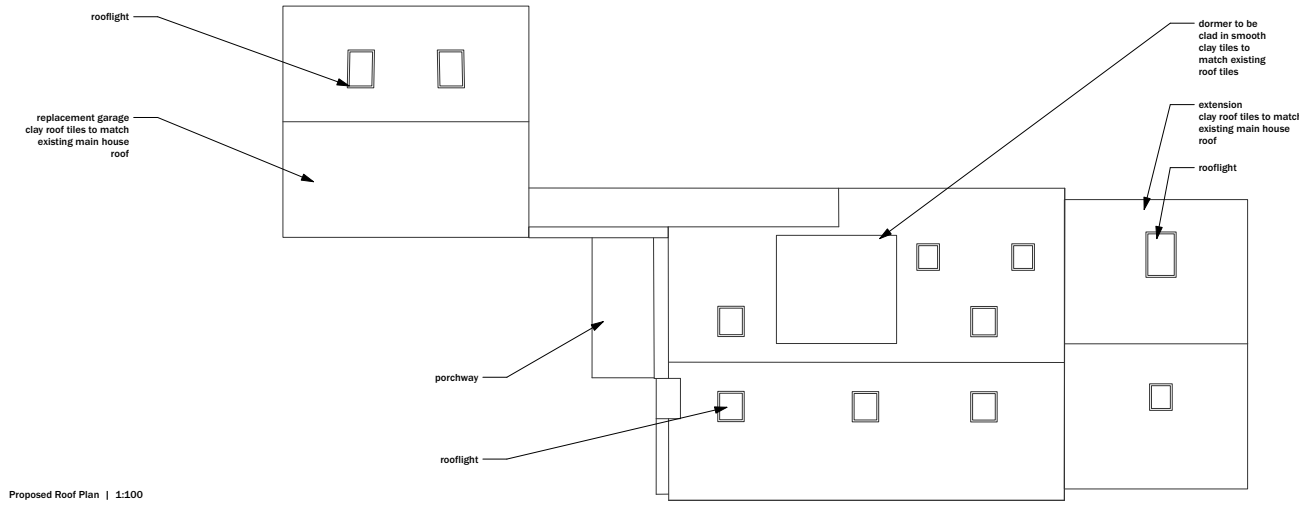
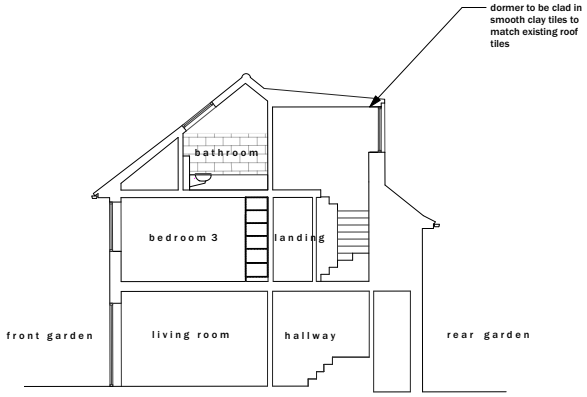
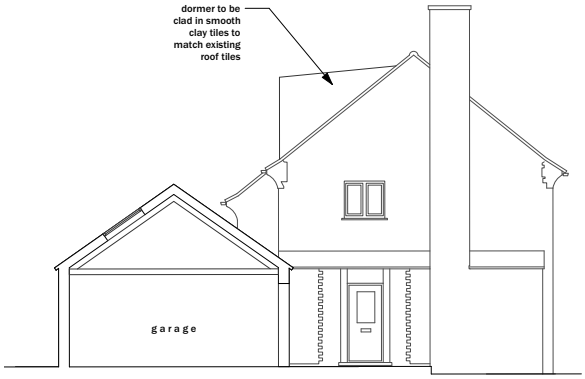


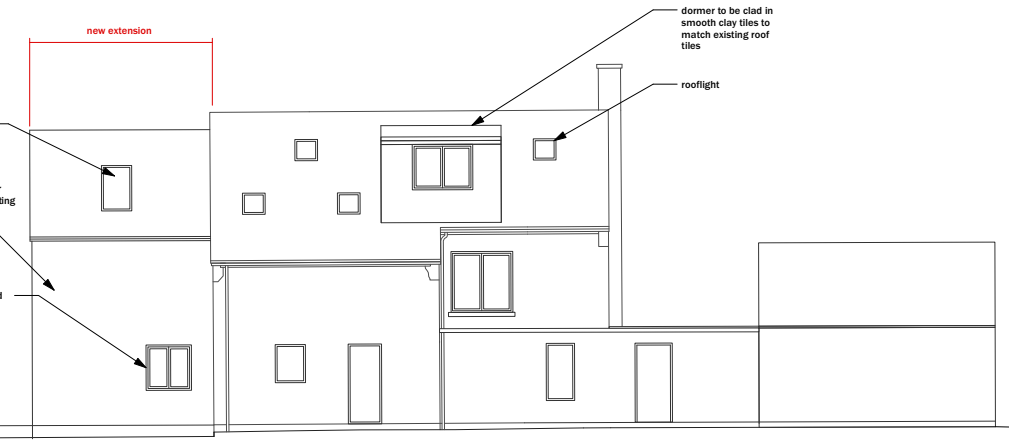
Proposed Roof Plan | 1:100



Proposed Extension Section AA | 1:100



Proposed Extension Section BB | 1:100



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Proposed West Elevation | 1:100

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