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MATHEWSON WATERS ARCHITECTS

# Proposed single-storey extension and alterations to facing materials at: 6 Walnut Close, Urchfont, Devizes. SN10 4RU.

## Design & access statement. *(amended 13-12-2023)*

**Introduction:**

This design & access statement has been prepared in accordance with Planning Practice Guidance (para.031) by Mathewson Waters Architects as supporting information for the submitted planning application, on behalf of the applicant, Mr & Mrs Scaplehorn.



*View of the application property from Walnut Close, looking south-west.*

**The application:**

The application seeks Householder planning consent to introduce single-storey extensions that would extend the existing side entrance lobby to become a new front entrance porch and hall, and also to infill an existing recess in the principal elevation.

It is also proposed to make minor alterations to certain windows and external doors and to change some of the facing materials.

Please note that the proposed porch is within the permitted development, (porch) limit of 3m2 gross floor area.

**The application site:**

The application dwelling is a modern bungalow similar to the other properties within Walnut Close. It sits in a modest plot of 0.06 Hectares and is orientated approximately east to west.

**Design Principles & Context:**

***(a) Amount of development:***

The application proposal creates approximately 1.2m2 of additional gross-internal floor area, plus the 3m2 permitted development for the porch.

***(b) Layout principles:***

The layout of the proposed additional floorspace is shown on the submitted plans refs: P4407-04 & 05.

***(c) Scale:***

The scale of the proposed single-storey extensions is the same as the existing parts of the property to which they are joined.

***(d) Landscaping:***

Hard & soft landscaping would be introduced to respond to the form of the proposed relocated entrance and extended lobby.

***(e) Appearance:***

The proposed altered windows and new facing materials would be sympathetic to the existing appearance and character of Walnut Close. The rear elevation would retain its existing brickwork, whilst the west, south and north elevations would have a rendered finish. The two roof gables in the east and west elevations would have Siberian Larch boarding as cladding to replace the existing concrete plain tiles.

***(f) Access:***

The driveway area and parking within the application site would remain as existing.

**Summary:**

This application proposal is a carefully-conceived and sensitive scheme which would create an improved internal layout and a more attractive external appearance whilst respecting the character of Walnut Close and without harming the amenity of neighbouring properties.

**Howard J.E. Waters** *RIBA*

*BA; B.Arch; MSc. (Conservation of Historic Buildings)*

*9th October 2023*

*(amended 13-12-2023)*