# Design and Access Statement

Extensions and Alterations at Homefield, Charlton, Malmesbury, SN16 9DH (Resubmission)

20.12.2023 (Rev B)

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This statement has been prepared in support of a householder planning application at Homefield, Charlton, Malmesbury, SN16 9DH. The application is a resubmission of application reference PL/2023/02850 which was granted permission on 13/06/2023.

The revised scheme includes the following minor changes:

- Utility/ boot room door changed to single door
- New patio doors to bedroom 5, to replace window
- New SVP and rooflight to master bedroom
- Repositioning of rooflight over dining hall/ landing

All other aspects of the proposals remain identical to the previously approved application. The changes are minor and are not considered to have any greater impact than the already approved scheme.

The design and access statement relating to the previous works is reproduced below for reference.

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The existing building is a detached dwelling set within a large plot of land in an isolated position on the outskirts of Charlton village. The property is constructed from natural stone, with a tiled roof and timber framed windows.

The site is within the Charlton conservation area. The property is not listed and there are no listed buildings within close proximity.

The building is currently occupied as a dwelling and no change of use is proposed. At the time of application, the property has the following publicly available planning history - this includes some previously approved, but not implemented, extensions and alterations which are of a much larger scale than those proposed in this application:

- Proposed New Garage, Ancillary Accommodation, Improved Access and Raised Height of Boundary Wall, 2020, Approved, Ref 20/06139/FUL
- Proposed Two Storey Extension, 2015, Approved, Ref 15/04304/FUL
- Proposed Extension and Alterations, 2011, Approved, Ref N/10/04295/FUL

This new application comprises the following modest collection of works:

- Demolition of the existing rear conservatory and replacement with a new single storey extension
- Demolition of the existing front conservatory and replacement with a new porch
- A new external door to the North elevation
- New conservation rooflights to the South elevation

The new rear extension is of a contemporary design which will contrast with and complement the existing Victorian property. A stone ‘garden’ wall maintains a more traditional appearance to the southern elevation, concealing behind it a contemporary garden room with thin framed modern glazing, natural stone walls and

a high quality metal standing seam roof. The adjacent wall and glazing which form part of an existing lean-to extension will also be replaced with natural stone walling and modern glazing to match the extension.

To the front of the property the existing conservatory will be replaced with a new porch extension which will have painted timber doors and windows, a new front door with Victorian style stained glass, as well as a tiled roof and conservation rooflight. This will create a new front entrance which is more easily identifiable from the driveway, and will improve the appearance of the property from the road.

Other minor alterations include a new external painted boarded door to the North elevation to facilitate a boiler cupboard, as well as new conservation rooflights to the South elevation to enable associated internal alterations to take place.

The proposed works are minor in nature and will enhance the appearance of the property within the conservation area. Great care has been taken in the design process to ensure that the proposals respect the existing building and its setting, and do not negatively impact on neighbours or amenities. Existing access arrangements will be unaffected.

Please do not hesitate to contact us at the address below, should you wish to discuss any aspect of the proposals prior to determination of the application.