

Design and Access Statement

Proposal for Erection of a Detached 2-Bedroom Bungalow Dwelling.

Site Address: Land Adjacent to No.13 Bury Fields, Lydiard Millicent SN5 3NF

1. Introduction

This Design and Access Statement supports a full planning application for the erection of a detached, bungalow, 2-bedroom dwelling within the cartilage of No.13 Bury Fields. The proposal seeks to respond positively to the site context, local character, and planning policy, while making efficient use of an infill site within the built area of Lydiard Millicent.

2. Site Description

The application site is a broadly rectangular plot, approximately 38m deep and 10.8m wide, located between 13 and 14 Bury Fields. It is situated outside of the Lydiard Millicent Conservation Area but within the defined settlement boundary of the village.

The surrounding area is residential, characterised by a mixture of single-storey bungalows and two-storey semi-detached and detached dwellings.

3. Planning Context

3.1 Wiltshire Core Strategy (WCS)

- **Core Policy 1 & 2 – Settlement and Delivery Strategy:**
Lydiard Millicent is identified as a **Small Village**, where infill development within the built area is supported. The proposal meets the definition of infill as defined in paragraph 4.29 of the WCS, filling a gap that is only large enough for one dwelling and does not extend beyond the existing built-up area.
- **Core Policy 19 – Royal Wootton Bassett and Cricklade Community Area:**
Supports sustainable, small-scale development within settlements, helping to meet local housing needs.
- **Core Policy 57 – High Quality Design and Place Shaping:**
The proposal has been carefully designed to respect local character, harmonise with existing built form, and enhance the visual environment.
- **Core Policy 64 – Demand Management:**
Adequate on-site parking (two spaces) is provided, reducing pressure on local highways.

3.2 National Planning Policy Framework (NPPF)

The NPPF promotes the efficient use of land and supports small-scale infill within sustainable locations (paragraphs 119 and 120). The proposal complies with these objectives and contributes positively to local housing supply.

4. Design Justification

4.1 Use

The proposed development is for residential use in an area characterised by residential properties. It is consistent with the surrounding land use and makes effective use of underutilised garden land.

4.2 Amount and Layout

The dwelling has been designed to provide 2 bedrooms on one level. The dwelling is 10.6m x 8.1m wide. Positioned 20.m from the rear bungalows south of the proposed dwelling.

4.3 Scale and Appearance

The single-storey design incorporates a simplified form and a more traditional appearance, including a hipped roofs. Careful attention has been paid to ensure the design reflects the vernacular of Lydiard Millicent and avoids over-dominance.

4.4 Landscaping and Amenity

Space for front and rear landscaping has been integrated. The layout preserves amenity for both existing and future occupants, with adequate outlook, privacy, and natural light maintained. The orientation and design minimise overlooking and overshadowing.

4.5 Access and Parking

Two on-site parking spaces are proposed with an improved access from Bury Fields. The arrangement meets Wiltshire Council parking standards from the Highways Authority. The site is accessible via the local road network and public footpath, encouraging pedestrian activity.

5. Planning Merits and Response to Previous Refusal

- **Efficient Use of Land:** The proposal makes optimal use of a well-located plot within the settlement boundary, consistent with WCS Core Policies and NPPF guidance.
- **Design:** The proposed dwelling design has a simple form. Its visual impact has been reduced as much as possible.
- **Not Overdevelopment:** The scale of the new dwelling is modest and proportional. It provides sufficient amenity, parking, and landscaping space. The site can comfortably accommodate this single additional unit without resulting in town cramming or harmful urban disruption.
- **Neighbour Amenity:** Adjustments ensure that neighbouring windows receive adequate light. Separation distances are appropriate and privacy is maintained.
- **Highways and Access:** Access and parking arrangements are considered acceptable with no technical objections.

6. Conclusion

This application seeks to deliver a high-quality, sensitively designed infill dwelling in a sustainable location. The proposal complies with the relevant policies of the Wiltshire Core Strategy and national guidance within the NPPF.

- It meets the **definition of infill development** in a Small Village (CP2);
- It is of a **high design standard** (CP57), and complements local character;
- It avoids adverse impact on **neighbouring amenity** or **highways**;
- It reflects national policy priorities to make efficient use of land and increase housing supply.

Given the above, it is respectfully requested that the local planning authority **grants planning permission** for this proposal.

