

DESIGN & ACCESS STATEMENT

OCTOBER 2025



ADDRESS

8 Long Leaze,
Nettleton,
SN14 7NR

PROPOSAL

Conversion of garage
to annex to provide
end of life care facilities
for disabled relative

1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 8 Long Leaze, Nettleton, SN14 7NR.
- 1.2 This report has been produced to support the proposal to convert the existing garage into accessible accommodation for a family member requiring specialist end-of-life care.
- 1.3 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.
- 1.4 This document is supported and should be read in conjunction with the following documents:
- ❖ (3)001 Existing Location and Block Plans
 - ❖ (3)002 Existing Plans
 - ❖ (3)003 Existing Elevations
 - ❖ (3)004 Proposed Location and Block Plans
 - ❖ (3)005 Proposed Plans
 - ❖ (3)006 Proposed Elevations



Figure 2 Dwelling & side / rear garden at 8 Long Leaze

2.0 OVERVIEW OF SITE

- 2.1 8 Long Leaze consists of a two-storey house, with spacious front, side and rear garden areas. A large driveway is situated at the side / rear of the property, which is where the existing garage is located.
- 2.2 8 Long Leaze is not within a Conservation Area, but there are three Grade II listed buildings nearby: Park View, Boxheart Cottage, and Codrington House.
- 2.3 The landscape at 8 Long Leaze is a mixture of soft and hard landscaping.

HERITAGE IMPACT ASSESSMENT

- 2.4 A heritage impact assessment was previously undertaken as part of the original garage planning application (PL/2022/02008), which concluded that:
 - The garage has minimal impact on the setting of surrounding heritage assets.
 - Views to and from the nearby listed buildings are not significantly obscured.
 - Any increase in massing is sympathetically designed and considered less than substantial harm.
 - The current proposal does not alter the building's massing or principal elevations, and the minor changes proposed (rooflight and bifold doors) are designed to have negligible additional impact on the historic setting.



Figure 3 Site view (Google Maps)

3.0 PLANNING HISTORY

3.1 The online records for this site show the following relevant planning history:

- ❖ PL/2023/03175 (May 2023) – 8 Long Leaze - Discharge of Conditions 4 & 5 of PL/2022/02008 [Approve]
- ❖ PL/2022/02008 (Aug 2022) – 8 Long Leaze - Extension to Dwelling, Erection of Garage/Workshop/Office Building and Change of Use of Land [Approve with Conditions]
- ❖ 13/05056/FUL (Dec 2013) – 8 Long Leaze - Erection of Two Storey Side Extension (Resubmission of 13/00528/FUL) [Approve with Conditions]

3.2 Some similar applications permitted nearby include:

- ❖ 20/10457/FUL (Feb 2021) – Oaktree House, Wiltshire, SN14 7LP - Conversion of Garage into Granny Annex. [Granted]
- ❖ PL/2022/00187 (March 2023) – The Old Rectory, Church Hill, Burton, SN14 7LS - Demolition of stables and erection of annex for dependant relative [Granted]

4.0 DESIGN

- 4.1 The proposed conversion of the garage at 8 Long Leaze aims to provide suitable accommodation to enable the resident family to deliver end-of-life care for a terminally ill family member. Due to their disabilities, the family member requires continuous care from both the household residents and visiting carers. The proposed redesign of the garage will create the necessary space and facilities to support this care, enhancing comfort and quality of life for the patient and their family.
- 4.2 The proposal includes the provision of a spacious bedroom to enable the use of medical equipment and the space for wheelchair use, accessible wetroom, a boot room / storage space, a kitchen area and includes the conversion of a portion of the loft store space to carer accommodation, which includes a bedroom and bathroom.
- 4.3 Two new openings are proposed at the rear of the annex, on the ground floor, to improve natural light, ventilation, and connection to the surrounding landscape, thereby enhancing comfort and well-being for the occupant with restricted mobility.

APPEARANCE

- 4.4 In respect to the neighbouring residents and the character of the area, the footprint, front and side elevations would remain unchanged, apart from the addition of a small rooflight which would be situated on the front elevation, over the proposed first floor bathroom to allow for natural light and ventilation.
- 4.5 Materials, ridge height, access, and scale remain as approved under PL/2022/02008.



Figure 4 Existing front elevation



Figure 5 Proposed front elevation

4.0 DESIGN

LAYOUT

- 4.6 The internal layout has been designed to ensure full accessibility on the ground floor:
- Accessible wetroom: level access, lateral transfer space, and grab rails.
 - Turning circle: minimum 1500 mm diameter (wheelchair manoeuvre) incorporated in appropriate areas.
 - Door widths: minimum 826 mm clear opening to all rooms.
 - Corridor widths: minimum 1500mm, with the minimum permitted 900 mm, providing unobstructed and comfortable circulation.
 - Openings to rear improve natural light, ventilation, even if the occupant needs to be inside due to his condition.
 - Rooflights on the first floor facilitate daylight, ventilation, and emergency escape routes for visiting carers.
 - Stairs to first-floor carers' accommodation are designed with adequate headroom and handrails.

LANDSCAPE, ACCESS & CAR PARKING ARRANGEMENTS

- 4.7 The proposed work will not require any felling of trees due to the nature of the proposals.
- 4.8 The access to the property will remain the same.
- 4.9 The proposed parking arrangements have been illustrated on the plans, showing 3 parking places along with a turning area.

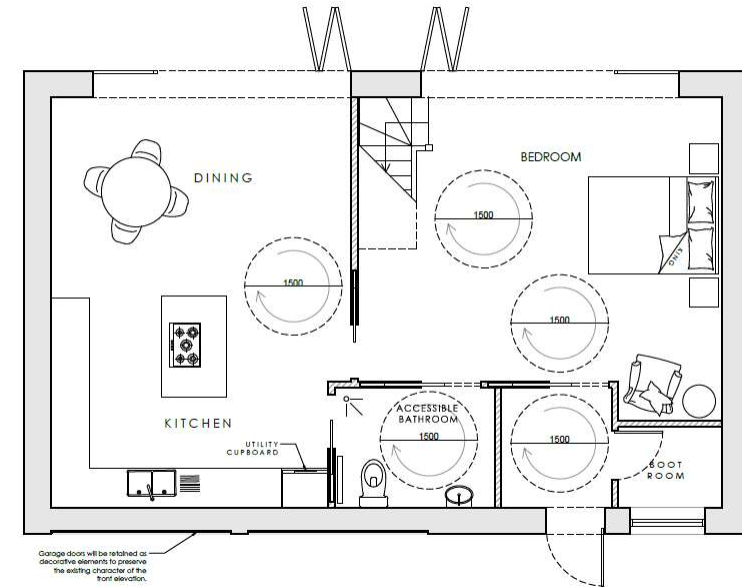


Figure 6 Proposed ground floor plan

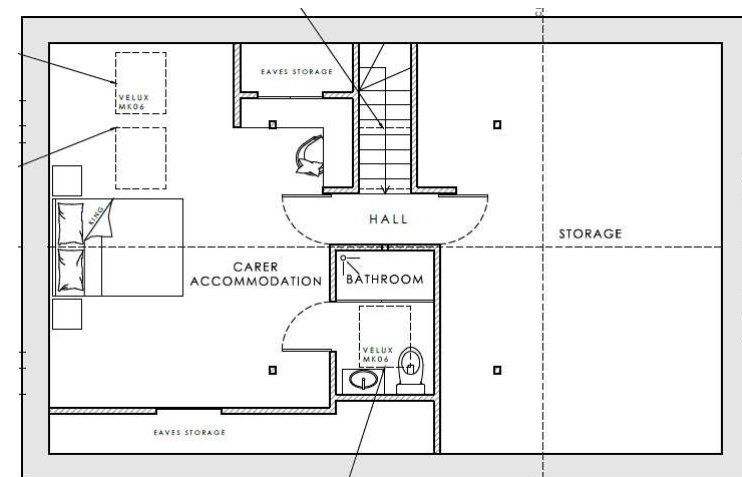


Figure 7 Proposed first floor plan

5.0 PLANNING POLICY CONTEXT

THE PROPOSAL ALIGNS WITH:

- 5.1 **National Planning Policy Framework (NPPF, 2021)**: supporting sustainable development and public benefits, including health and social care provision.
- 5.2 **Wiltshire Core Strategy 2015**: Policies CP57 (high-quality design) and CP58 (historic environment), ensuring sympathetic development that preserves character and setting.
- 5.3 Existing planning approval **(PL/2022/02008, August 2022)** confirms that the garage's scale, materials, and design are acceptable, and the current changes are minor in comparison.

The public benefit of providing essential end-of-life care accommodation is significant and outweighs any minor alterations proposed.

6.0 SUMMARY & CONCLUSIONS

- 6.1 The conversion of the existing garage into accessible accommodation:
- Provides essential, life-enhancing accommodation for a terminally ill patient and visiting carers.
 - Retains the approved external appearance and materials from PL/2022/02008.
 - Minimises impact on heritage assets and the surrounding area.
 - Complies with accessibility standards and relevant Building Regulations.
 - This scheme represents a sensitive and beneficial adaptation of the existing property and is therefore considered acceptable in planning and heritage terms.
 - The proposed works have been carefully designed following the National planning Policy Framework and framework guidance of the Wiltshire Core Strategy and Local Plan.
- 6.2 In summary, there are no identified adverse impacts which could be considered to significantly, or demonstrably, outweigh the benefits of the proposed work to this property.



Figure 8 Existing side / front view