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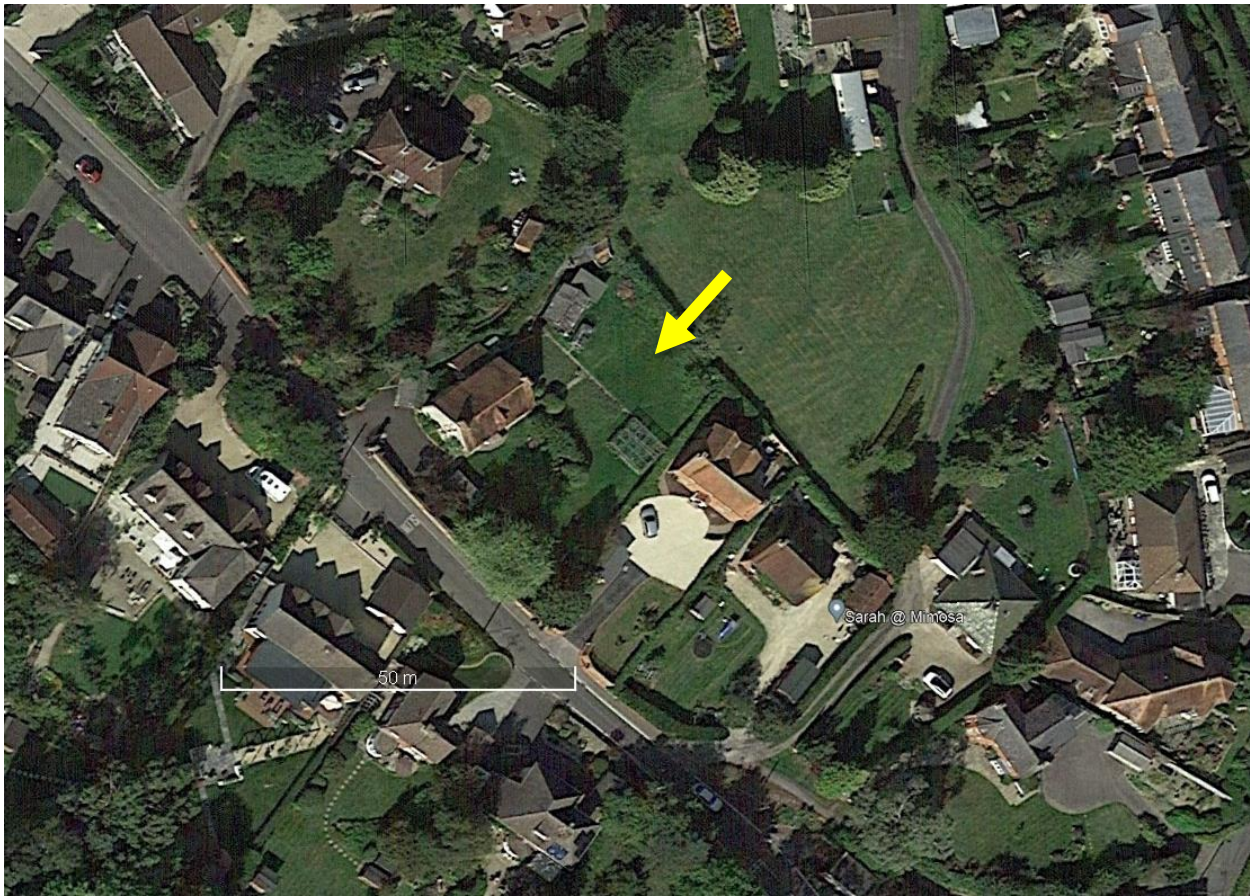


Fig.1 Aerial of view of site as indicated

DESIGN, ACCESS AND PLANNING STATEMENT

Project:

Proposed New Dwelling and Vehicular Access

Elmsleigh, Pettridge Lane, Mere, BA12 6DG

October 2025



Introduction

1. Site and Surroundings/Context

- 1.1. The site is located to the south of Mere town centre along Pettridge lane.
- 1.2. On the site stands Elmsleigh, a detached two storey Victorian period house, stone built under a clay plain tile roof. Sited gable end on to Pettridge Lane from which it gains access, it sits in the northwest corner of a large garden with a southerly aspect across part of the garden.
- 1.3. In the northern corner of the garden is a collection of sheds.
- 1.4. This lane is characterised by individual houses set in their own grounds fronting on to Pettridge lane and in this regard Elmsleigh departs from the norm.
- 1.5. Houses either side are set well back from the land, whilst Elmsleigh lies much closer.
- 1.6. To the rear is a large open and extensive garden to Elmwood House.
- 1.7 The site is slightly elevated above the lane which starts to descend south-eastwards at this point.
- 1.8 The site is currently divided into two halves between amenity and formerly productive garden. The latter is the proposed site of new dwelling.



Figure 2: Southern elevation of Elmsleigh



Figure 3: Proposed site of new dwelling currently populated with garden sheds.

2. Proposal

- 2.1. The applicants would like to create a new family home in one half of the garden. The plot created would be approximately 650sq.m. and would match that of the remaining Elmsleigh, and so would not be dissimilar from that pertaining in the locality along Pettridge Lane.
- 2.2. The site of the new dwelling is occupied by a series of single storey corrugated iron and timber sheds and greenhouse that will be removed (see photo.3)
- 2.3. The existing access would be used for the new dwelling requiring the removal of a modern concrete block single bay garage and small rear lean-to (Figs 4&5).



Fig.4 & 5 Modern concrete block garage and lean-to to be demolished

2.4. The new access will require the removal of a modern timber shed (see fig.6)



Fig.6 Timber shed at front of site to be removed

2.5. Elmsleigh would be of similar size to that of Elmsleigh and again would not be dissimilar from other neighbouring houses.

2.6. Elmsleigh backs up closely to the boundary with The Red House such that it has a southerly aspect over the full length of its garden, this arrangement is repeated for the proposed property and means access and parking is discretely accommodated at side and rear.

2.7. Kildare to the south presents a largely blank gable to the plot part of a single first floor bathroom window. This currently overlooks the existing garden but this is an existing situation. There is 19m between the bathroom window (fig.4) and the proposed house.



Figure.7 View of Kildare from plot.

3. Design

- 3.1. The proposal's design follows traditional elements of surrounding architectural form, with gables fronting neighbouring gables to the south and west, with a similar roof pitch and ridge height.
- 3.2. The proposal's position onsite respectfully continues the building line along the northern elevation, and helps to minimise its visible massing from the roadside.
- 3.3. In order to maximise each plots garden, it is proposed that a small outbuilding and lean-to to Elmsleigh's rear are demolished to allow for sufficient access to the new dwelling. This provides sufficient parking adjacent to each property, one that does not impose on the south facing garden views/light.
- 3.4. The palette of materials blends the traditional form with a more contemporary aesthetic, with proposals for stone, zinc and render walls, and a zinc roof.

4. Planning Policies

- 4.1 Mere is identified as a Local Service Centre under Core Policy 17 of the Wiltshire Core Strategy January 2015. As such modest levels of growth are permitted in order to safeguard their role.

- 4.2 As a two-storey house within the built up area of the town landscape issues do not arise.

4.3 Planning Policies:-

- Core Policy 1 - Settlement Strategy
- Core Policy 2 Delivery Strategy - presumption in favour of sustainable development
- Core Policy 17 Mere Community Strategy
- Core Policy 41 Sustainable Construction and Low Carbon Energy
- Core Policy 50 Biodiversity and Geodiversity
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58 Ensuring the Conservation of the Historic Environment
- CP60 Sustainable Transport
- CP61 Development Impact on the Transport Network
- Saved Policy Salisbury District Local Plan
- Policy G2 General Criteria for development

4.4 Planning Considerations

- Principle of Development
- Impact on the Character of the Area
- Impact on Residential Amenities

Surface Water Drainage Highways, Movement and Parking

Principle of Development

4.1 The site lies within the settlement of Mere which is identified as a Local Service Centre in the Wiltshire Core Strategy. in the Settlement Strategy and so is considered a sustainable settlement. On that basis the principle of creating a new dwelling within the settlement is acceptable.

Impact on Character of Area

4.2 As set out above the locality is characterised by a mix of detached dwellings. Mainly set back from the road in a variety of dwelling and plot sizes these are a variety of types, styles and ages and well as materials. This eclectic mix gives broad scope for design approach and materials.

4.3 Notwithstanding, the site is set behind Elmsleigh such that the new dwelling will be screened from view to a large extent. However, the proposal seeks to provide an attractive dwelling using a traditional style building envelope with a more contemporary 'flavour' in terms of fenestration and combination of materials. The resulting design lends a contemporary design to the locality which would fit with the variety of styles materials evident in the street scene.

4.4 The demolition of the modern garage will see the loss of a rather utilitarian building and better reveal Elmsleigh house which can be seen as an improvement in the street scene.

Impact on Residential Amenity

4.4 The proposal has been sited to ensure the reasonable amenities of surrounding properties owners are not adversely affected. The extensive gardens of The Red House and Elmwood House to the north and east mean there is considerable distance between properties with Kildare, to the south, presenting a largely blank gable to the site. No overlooking arises from principle living rooms.

4.5 The proposed west facing bedrooms of the new dwelling face toward the east windows of Elmsleigh which are slightly offset. One window serves a bathroom and is already half obscure glazed. The other window serves as a secondary window to a bedroom. As bedroom privacy normally dictates that occupiers draw curtain of blinds so no actual mutual overlooking occurs. Notwithstanding both windows are proposed as fully obscured glazed. In that way any perceived or actual overlooking is avoided.

Surface Water

4.5 The site is designated as at low risk from river or surface water flooding and is well clear of those areas that are at higher risk. There is no indication that the site suffers from ground water flooding.

4.6 The host dwelling relies on soakaways for surface water drainage and the same approach is proposed here. Parking/hardstanding are proposed as gravel to ensure high levels of permeability with roof water directed soakaways.

4.6 Existing buildings on the site cover nearly 60sq.m. of the proposed new dwelling site compared with the building footprint of 93 sq.m. On this basis the increase in

impermeable area is some 33 sq.m. which is a modest increase which a new soakaway will be provided for.

Highways

4.7 The proposal seeks to create a new access to serve the existing dwelling whilst the existing access will serve the new dwelling. Wiltshire Highway Authority have been consulted to establish the acceptability of such a proposal and what requirements for visibility splay would be required.

4.8 The consultation established an acceptable location for the new access meeting the necessary visibility splay requirement and this is what has been shown on the submitted site plan.

Ecology and Biodiversity

4.9 A preliminary roost assessment was carried out which identified potential bat roosts. Whilst the main roof is unaffected by the proposed the single storey leant was found to be an occasional roost having low conservation significance requiring a low impact license to be obtained.

4.10 An Ecological Impact Assessment was carried out and a need for offsite compensation was identified in the biodiversity metric.

4.11 Both documents are attached with the application.

Other Matters

4.12 Bike and bin storage can be accommodated on the site between the boundary and the north side of the dwelling.

4.13 An EV charging point can be provided convenient to the parking area.

5. Summary

5.1. Elmsleigh is a detach family house set in a large garden. The house is sat on one side of the garden lending itself to sub-division to accommodate another dwelling.

5.2 Lying within the settlement boundary of Mere the principle of a new dwelling is acceptable

5.3. The proposal would look to provide a similar size dwelling ot Elmsleigh offering a modern interpretation of a traditional housing form.

5.4. Both the resulting plot size and house would be similar size to those in the locality.

5.5. The proposals design **respects the local vernacular** with a gabled form using a traditional and contemporary materials palette. Its position continues the building line along the northern boundary and is set back from road, whilst its massing size and orientation imitates its neighbours for architectural continuity.

5.6. The arrangement of the proposal and associated proposals ensures that no overlooking arises that would affect the reasonable amenity of neighbours.

5.7 The access has been subject to consultation and the proposed location with visibility splays follows the advice given.

5.8

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