

B262214

Villa Rosa, London Road, SN13 8LY

Planning, Design and Access Statements

Proposed part single, part two storey rear extension, floor plan redesign and all associated works at Villa Rosa, London Road, SN13 8LY

Purpose of this document

This document has been prepared by Resi Design LTD as part of a Householder submission to Wiltshire Council. This statement is in support of the proposed part single, part two storey rear extension, floor plan redesign and all associated works at Villa Rosa, London Road, SN13 8LY.

Design

The extension has been designed to improve the property's usage as a residence, replacing the thermally-inefficient conservatory and small utility extension with a new gabled roof two storey extension built with insulated construction that also incorporates a small single-storey extension to the side (adjacent to the existing garage), all the while taking cues from the design language of the existing property in order to make the proposal be a complementary addition to the property.

The current property has an 'M' shaped roof with raised parapets with coping stones, our design seeks to reflect the detailing of these raised parapets with coping stones also on the gable end. The footprint of the proposal is slightly deeper than the existing ground floor extension, so the position of the south-facing wall of the two storey portion was determined in order to prevent breaching a 25 degree line from the nearest neighbouring rear window on the second storey.

The original property is primarily clad in Bath stone, which has taken on a unique patina due to weathering and aging over time. The newer ground floor rear extension / conservatory is also clad in similar stone, however the slight differences in aging highlight a strong visual difference between it and the main property. As such, the proposed material for the two storey extension, Cotswolds stone, has been chosen to serve as a complementary material while highlighting the fact that it is a new extension. The ridge of the proposed roof was purposefully kept lower than the existing ridge lines of the 'M' shape roof, while the eaves level was matched in order to maintain a visual line for the guttering.

All new windows and doors are to match the existing fenestration.

Internally, the new extension is to act as an extended living area on the ground floor with a small utility and WC space to the side, with a new bedroom on the first floor.

Planning

The planning register show the following planning history for the application site:

N/79/00017/F - Use of ground floor room as office - Approve 09/04/1979

N/80/00933/F - Laundry and toilet extension to dwelling - Approve 04/08/1980

N/82/00541/OL - Erection of one dwelling and two garages with alterations to vehicular access - Refuse 03/06/1982

There are a few planning applications that have been approved for similarly-scaled proposals in the nearby vicinity over the last few years. Below we highlight precedents that we gave particular attention to:

19/04424/FUL - Belmont, London Road, Box, SN13 8LY - Single storey ground floor extension, and two first floor extensions over existing ground floor, at the rear of the property - Approve 17/07/2019 - Two first floor extensions alongside existing two-storey rear extension

PL/2021/03944 - 10 Bargates, Box, Wiltshire, SN13 8LT - Proposed two story side extension and single storey rear extension - Approve 06/10/2021

Access and Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no expected impact on the adjoining properties.

Privacy

There will be no impact on the sites or adjoining properties privacy.

Trees or shrubs

One tree within the property boundary is to be removed in order to allow for landscaping changes.

Street Scene

The proposed works will not be visible from the street.

Car Parking

No change to the current parking arrangement is proposed.