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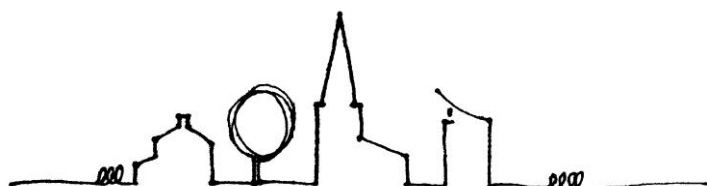
SWALLOWCLIFFE Dean Lodge Garage and Porch

Design and Access Statement



Project No 1074

November 2025



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1. Introduction

- 1.1. Dean Lodge is a private unlisted residence, of contemporary design and materials set into the hillside between two unlisted houses, each benefitting from a garage. Dean Mead has a substantial, two storey, recently constructed garage.
- 1.2. This application seeks consent for the construction of a double garage and an open porch to the main entrance of the property. A gate is to be installed, with stone piers and a low walled recess matching the existing stone planters.
- 1.3. The main entrance to the house has an exposed north-westerly aspect which the proposed porch will mitigate with a covered space providing basic weather protection, keeping direct rainfall away from the timber entrance door.

2. The Site

- 2.1. The site is located on Loader's Lane in the village of Swallowcliffe, 13 miles west of Salisbury.



- 2.2. The site is outside of the village conservation area. Set into a steep wooded hillside on a quiet narrow lane, Dean Lodge has an open aspect from the front looking out across the fields and valley, with no neighbour's opposite.

3. Planning Background

3.1. The relevant planning history for the site consists of:

S/1981/0778	Erection of dwelling and garage (outline) approved with conditions on 12 August 1981.
S/1984/0488	Reserved Matters for erection of detached dwelling and garage, approved on 10 May 1984.
S/2008/1680	Proposed replacement garage and wood store with access alterations, approved with conditions on 12 November 2008.
S/2008/2053/Ful	Full Planning Consent for the erection of a new dwelling. 10 December 2008.

3.2. The above illustrates a clear planning history, where consent has been granted in the past for access alterations to the site and the provision of a substantial two storey detached garage, constructed in the 1980's and demolished in 2009.

4. The Design

Garage

- 4.1. The proposed double garage is located in front of the northwest gable, and has a shallow roof profile, whose eaves has been carefully designed to line through and match the profile of the eaves of the new porch and the line of the balcony.
- 4.2. The garage has been set low in the driveway, is partly stepped back and is located away from the house, so as to cause minimal impact on the reading of the property from the road. It's low profile roof will mitigate any impact on existing views from the first floor accommodation and avoid a reduction in light levels to the ground floor rooms.
- 4.3. The walls of the garage will be finished in lime render with a stone plinth, matching the stone of the house, sympathetic to the guidance given in the *Village Design Statement*. The metal roof allows for a shallow overall pitch and for a narrowing eaves profile, which compliments the neat contemporary materials and details of the house.

Porch

- 4.4. The porch has been designed to sit against the northwest return wall. This allows for it to be carefully integrated into the corner of the house, at the line of timber cladding, whilst also aligning with the garage eaves.
- 4.5. The flat roof of the porch is finished in metal, to match the garage eaves and has a large central glass section which will provide the entrance with natural light.

Driveway

- 4.6. The levels of the existing drive will have minor adjustments to blend with the proposed garage floor level, and the current tarmac with pea shingle will be replaced with a permeable finish of natural stone chippings.
- 4.7. The new gate will be segmental and fold into a stone wall recess matching the existing planter stone. The gate piers are also of stone with a stone coping.

5. Access

- 5.1. The main entrance will benefit from weather protection.
- 5.2. The access from the road remains the same, with minor adjustments to the shape of the stone planters either side to accommodate the proposed gateway designs. In order to site the proposed garage as low as possible and to align the eaves with the edge of the existing balcony, minor adjustments to the driveway levels will re-blend into the existing levels. The current pea shingle over tarmac is problematic as the shingle shifts over the tarmac. The proposed designs include the removal of the tarmac to be replaced with a permeable driveway finished in limestone chippings, providing a natural permeability for rainwater and a finish in keeping with the stone walls of the ground floor of the house as well as the proposed elevations of the garage.
- 5.3. A vehicle pull-in area is provided in front of the gates when closed, for deliveries.
- 5.4. The proposed designs for the porch will enable the main entrance to benefit from much needed weather protection due to the exposed north-westerly aspect, keeping direct rainfall away from the timber door screen whilst the glazed central area will maximise the available light. The replacement of the stone entrance paving with new stone paving under the porch area together with minor adjustments to the driveway levels will maintain the same level of access into the house.

6. Conclusion

- 6.1 The proposed garage is consistent with the provision of neighbouring properties and also with most other properties on this side of the village, many of which have more substantial garages; including with two storied ancillary accommodation and the majority located in the conservation area of the village centre.
- 6.2 The proposal to site the garage as low as possible with a low-pitch metal roof as well as the stepped-back plan minimises the impact from the street and to the house.
- 6.3 External lighting for the porch and garage will be downward facing and set within soffits, sufficient for safe access.
- 6.4 Selected materials for the garage walls comprise stone and lime render reflecting the stone of the ground floor of the house, and the timber doors reflect the timber entrance door screen and the upper floor timber cladding of the house.
- 6.5 The proposed porch design integrates neatly into the corner shape of the house and entrance area, with matching materials to the metal and glass balconies, metal windows and chimney, and with the exiting balcony edge to be clad in a matching profile to the porch and garage eaves.
- 6.6 The proposed high quality designs for the porch and garage reflect the contemporary design of the house, matching similar materials of stone, render, timber, metal and glass. The proportion and scale of the proposals are in keeping with the proportions and scale of the house, being secondary but complimentary and will provide much needed functional additions to support the needs of family life.

7. Photographs



View of the house from Loder's Lane.



View from the living room balcony across Loder's Lane to the field.



View looking towards the entrance to the house.



General view of the house.

8. Planning Policy

8.1. Planning policy relevant to this application:

Wiltshire Core Strategy Plan

- Core Policy 27: Tisbury Area Strategy.
- Core Policy 41: Sustainable Construction and Low Carbon Energy.
- Core Policy 57: Ensuring Quality Design and Place Shaping.
- Swallowcliffe Village Design Statement.