

DESIGN/JUSTIFICATION/ACCESS STATEMENT

Relating to

PLANNING PERMISSION

For

**PROPOSED SUMMER HOUSE & RESIDENTIAL CURTILAGE
CHANGE OF USE**

At

THE SMITHY, MAUD HEATHS CAUSEWAY, EAST TYTHERTON, CHIPPENHAM

SN15 4LT

The Smithy, Maud Heads Causeway. Proposed Summerhouse & Residential Curtilage Change of Use

1.0 SITE & CONTEXT

- 1.1 The proposal is to place a summerhouse upon a concrete pad that is located to the north-west corner of the driveway of The Smithy. The Smithy itself was converted from a storage building to a dwelling in 2019 (planning reference: 19/01219/FUL).
- 1.2 An application was submitted in April 2024 for the proposed summerhouse however the application was withdrawn due to irregularities of the current site. The Smithy residential curtilage of the 19/01219/FUL application was restricted and since then, the curtilage has grown to a usable (yet still restricted) area. Refer to Drawing No. 4425-04 for the previous permission curtilage.

The 2024 application also raised concerns about the impact on the conservation area.

This subject application intends to incorporate the historic residential change of use to regularise the site and to demonstrate the minimal impact that the summerhouse will have on the conservation area.

2.0 DESIGN

- 2.1 The proposed summerhouse remains all as the 2024 application, a 2.44m x 3.05m 'studio pavilion.' The walls of the summerhouse are to be finished with timber cladding while the roof is to be a pewter grey tile effect roof.
- 2.2 The summerhouse will not restrict visibility when leaving the site and is positioned adjacent to the existing fence. The visual impact of the light weight, timber clad structure will be negligible. Furthermore, there is existing hedging to the west which would screen the summerhouse when approaching The Smithy from the westerly direction. The eastern elevation of the summerhouse will be disguised by The Smithy when approaching from the eastern direction.
- 2.3 With regard to the retrospective change of use of the residential curtilage (area hatched green on Drawing No. 4425-04) it is noted that this area is now well established and has not received any complaints from the neighbours or parish. The area remains minimal and reusable in the context of The Smithy.

3.0 JUSTIFICATION

- 3.1 We believe that the following drawings that have been submitted as part of the proposal offer a solution to the reasons for the past withdrawal.
- 3.2 Drawing No. 4425-04 indicates the proposed site plan with previous and current residential curtilage.
- 3.3 Drawing No. 4425-03A shows that the proposal does not affect the required visibility splays to the entrance of the site.
- 3.4 We believe the proposed summerhouse will not affect the character of the conservation area for the reasons previously described.

4.0 ACCESS STATEMENT

- 4.1 No impact to access, vehicle visibility is maintained.

5.0 CONCLUSION

- 5.1 The proposal satisfies the requirements of our client while also conforming to the requirements set by the local council.

DOLMAN
Tel: 01380 729456
Email: info@dolmansurveyors.co.uk
October 2025