

64 Bobbin Lane, Westwood, Bradford-on-Avon, BA15 2DL



Design and Access Statement

Application by: Western Building Consultants Ltd

Proposal: Single storey rear and side extension

Site: 64 Bobbin Lane, Westwood, Bradford-on-Avon, BA15 2DL



Fig. 1 – Front view of 64 Bobbin Lane

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 64 Bobbin Lane, Westwood, Bradford-on-Avon, BA15 2DL. It has been produced to support the proposal for a single storey rear and side extension.

1.2 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.

1.3 This Design and Access Statement is supported by the following documents;

- (3)001 Location and Block Plans
- (3)002 Existing Ground Floor Plan
- (3)003 Existing Elevations
- (3)004 Proposed Ground Floor Plan
- (3)005 Proposed Elevations

2.0 Overview of Site

2.1 64 Bobbin Lane is a 1980s dwelling within a development located in Westwood just South-West of Bradford-on-Avon.

2.2 The immediate surrounding area is predominantly residential with mostly detached and semi-detached single dwellings with gardens.

2.3 The site includes the owner's two storey, detached dwelling, integrated garage and front and rear gardens.

2.4 Many properties within the area have carried out similar extension works in the past.

2.5 Characteristic materials in the area are; reconstituted Bath stone, brown concrete pan tiled roofs and brown upvc windows.

2.6 64 Bobbin Lane is not located within any conservation areas and is not within the Green Belt.

3.0 Site Planning History

3.1 The Wiltshire Council's online planning records show four planning applications for this property. Details are below:

Application Reference: W/95/00771/FUL

Description of Proposal: Extension to dwelling

Decision: Approve with Conditions

Decision Date: 03/08/1995

Application Reference: W/03/01535/FUL

64 Bobbin Lane, Westwood, Bradford-on-Avon, BA15 2DL

Description of Proposal: Erection of an attached garage to the side, new conservatory at rear, reposition existing 1.8m high boundary wall at side, convert existing garage into study, new driveway and kerb crossing

Decision: Approve with Conditions

Decision Date: 15/10/2003

Application Reference: W/79/00867/HIS

Description of Proposal: Residential development of 64 dwellings

Decision: Approve with Conditions

Decision Date: 11/05/1981

Application Reference: W/82/00486/HIS

Description of Proposal: Substitution of house types and alteration to existing road on approved residential development

Decision: Approve with Conditions

Decision Date: 22/06/1982

3.2 Recent planning applications for similar extension works have been approved for other dwellings in the area. The details of a few of these are as follow:

Site Address: 54 Bobbin Lane, Westwood, Bradford on Avon, BA15 2DL

Application Reference: 15/00996/FUL

Description of Proposal: Rebuild and extension of existing store and conversion of garage into an annex.

Decision: Approve with Conditions

Decision Date: 07/04/2015

Site Address: 63 BOBBIN LANE, WESTWOOD, BRADFORD ON AVON, BA15 2DL

Application Reference: PL/2023/01407

Description of Proposal: Single Storey Rear Extension to Existing Bungalow & Small Garden Office

Decision: Approve with Conditions

Decision Date: 04/04/2023

Site Address: 55 Bobbin Lane, Westwood, BA15 2DL

Application Reference: 21/01131/FUL

Description of Proposal: Second storey extension for new bedroom & en-suite

Decision: Approve with Conditions

Decision Date: 24/03/2021

Site Address: 50 Bobbin Lane, Westwood, Wiltshire, BA15 2DL

Application Reference: W/10/01876/FUL

Description of Proposal: Proposed rear and front extension

Decision: Approve with Conditions

Decision Date: 18/08/2010

4.0 Proposal

4.1 It is proposed to demolish the existing side and rear conservatories and construct a fully insulated, new single storey side and rear extension to the property along with internal alterations.

4.2 The ground floor extension will create a flexible open plan room with corner sliding doors opening out onto the rear garden and patio. The side extension will provide space for a utility room, home office and plant room to house the equipment associated with the proposed air source heat pump.

4.3 Materials on the extension include timber cladding to the rear extension and render to the side extension walls. The extensions will have flat roofs with parapet walls and a single-ply membrane roof covering. New doors and windows will be in aluminium.

5.0 Design

5.1 The overall design approach is to create a modern addition to the area with carefully considered form and materials which will complement and enhance the existing building and context.

Scale

5.2 The design is of a similar scale to the other extensions nearby and will replace some existing conservatory structures.

Appearance

5.3 The new extension will have modern materials that will complement the existing buildings materials and will improve the appearance of the rear elevation as a whole.

5.4 There will be minimal impact on the principle elevation as the side extension will be mostly hidden behind a fence.

Landscaping and access

5.5 A small amount of landscaping is proposed in the close proximity to the extension and will involve moving a low garden wall.

5.6 Access will not be affected.

6.0 Summary and Conclusions

6.1 The proposed design and layout of the extension is of a reasonable size to accommodate the open plan living arrangement the owners whilst being in proportion to the existing building and of a similar size to other rear extensions nearby. The proposal is of a design which takes into consideration its immediate context, to create an appropriate solution that respects the locality.

6.2 In summary, there are no identified adverse impacts which could be considered to significantly outweigh the benefits of the proposed works to this property. It is with this in mind that we seek the approval of the scheme by Wiltshire Council.



Fig. 2 – Rear view of 64 Bobbin Lane