

# Design and Access Statement

## **Property address:**

Springfield  
West End  
Foxham  
Wiltshire SN15 4NB

For Mr S and Mrs S Dickens.

Prepared by Bob Bradshaw (agent).

## **To: Removal of existing conservatory to be replaced with a new extension to the rear**

### **Location:**

Springfield is located in West End, Foxham, approximately half a mile South of Christian Malford in open countryside.

The existing dwelling is predominantly two storeys with gable roofs, there is a lower single storey gable roofed bay at the southeast end.

The house frontage faces southwest with garage (and workshop) and hard standing for vehicles and gardens to the front and paddock area with stable outbuilding to the rear.

The existing house sits on a large plot of gardens and extends into an area of paddock with stable accommodation.

There is an existing garage and workshop adjacent the Northern corner of the house.

### **Proposal:**

The proposal would allow for a kitchen extension and new breakfast room. There is an existing conservatory on the northern end of the rear elevation, and it is proposed that this would be removed and replaced with a single-storey extension measuring 8.9m across and projecting 4.5m from the existing rear elevation at its deepest point and approximately 2.9m at its shallowest, with eaves and ridge heights of about 2.35m and 4.10m respectively.

The extension will not be any more prominent than the existing conservatory when viewed from the road.

### **Permitted Development:**

At the end of August 2025, the owner applied for Permitted Development (PD) for a slightly smaller layout (to stay within the bounds of PD), but the PD option was removed by a condition attached to the original planning permission for the dwelling, reference N/00/02564/FUL, and therefore PD was refused.

### **Pre-planning:**

Pre-planning advice was sought in October 2025. The planning officer consulted was Lucie

Turner, Head of Development Management.

At that time, the extension was shown with extensive Oak timber framing and glazing inserted at high level in the gable which was considered not 'high quality design' and not in keeping with the requirements of development plan CP57 of the WCS. With the reduction in timber and fenestration, we consider that the proposal is now less dominant and more sympathetic to the existing house.

A further comment was that the angle of pitch of the roof was not 'in keeping' with the existing. It was suggested instead that the new roof is flat or mono-pitch, but as neither have precedence on the existing building, a pitched roof design is favoured as it is less prone to failure (compared to flat) and is in keeping with the existing roof style of the house, despite being a lower pitch. The new roof is at a 19 degree pitch in order to avoid existing windows.

**Area:**

The extension will be 4.5m from the rear façade of the sitting room in place of the conservatory and 2.9m from the existing kitchen wall. The width of the extension will be across the rear of the existing building at 8.9m wide. This will give a total new footprint of 32m<sup>2</sup>. The existing conservatory to be removed is 16m<sup>2</sup>, therefore the nett increase in floor area is 16m<sup>2</sup>.

**Materials:**

Proposed materials for the extension are Cotswold stone walls to match the existing house with timber detailing around the Northeast facing windows and doors under a gabled and pan tiled roof to match existing.

The Northeast elevation (see drawing EL-04) would have a window to the kitchen area and the breakfast room has a bifolding door to the garden, the Southeast and Northwest elevations would each have windows.

All windows and doors to match the existing in colour and material.

The new red clay pantile roof to match the existing roofs, would be at a pitch of 19 degrees, which is generally acceptable as it falls within the typical range for roofs of this kind of between 12.5 and 75 degrees.

**Access:**

Existing access to the front of the property from West End is unchanged and unaffected by the proposal.

Floor levels within the property will be maintained in the new extension.

**Flood and drainage:**

See separate Flood Risk Assessment document.

End.