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Development Management
Wiltshire Council

Design and Access Statement Assessment

Proposed Construction of One New Single Storey Self-Build Dwelling with Associated Landscaping at 101 Studley Hill, Calne, Wiltshire, SN11 9NL

This should be viewed in conjunction with the associated plans submitted.

1. Introduction

This Design and Access Statement supports a full planning application for the erection of a single-storey new dwelling within the curtilage of 101 Studley Hill. Planning permission for an identical scheme was previously granted under **18/02685/FUL**, but that permission has since lapsed before commencement.

The current application seeks to re-establish planning permission for the same form, scale and siting of development as previously approved. No material changes are proposed to the design or layout.

The development is intended to be delivered as a self-build dwelling, and therefore qualifies for Community Infrastructure Levy (CIL) & Biodiversity Netgain exemptions.

2. Site Context

The application site forms part of the residential curtilage of 101 Studley Hill, located within the settlement boundary of Studley, identified as a Large Village under Core Policy 1 of the Wiltshire Core Strategy.

The site sits within a built-up residential frontage. Land levels fall gently from west to east, and the proposal includes minor ground lowering to ensure the new building sits in harmony with the adjacent property, as previously accepted by the Council.

The site is not within a conservation area or AONB, and is not subject to any heritage or ecological designations.

3. Planning History

- **18/02685/FUL – Construction of a single storey dwelling – GRANTED 06 July 2018**
The Council concluded the proposed bungalow was acceptable in principle, appropriate in design, and without harmful impacts on neighbours, highways or drainage. The permission has now expired and requires re-submission.

This application is unchanged in scale, design, massing and location from the previously approved scheme.

4. Principle of Development

The site remains within the defined limits of development for Studley. Under Core Policies 1 and 2 of the Wiltshire Core Strategy, infill residential development within Large Villages is supported where it helps meet local housing needs and is compatible with the character of the settlement.

The Case Officer for the previous application confirmed:

“The location of the proposed bungalow in this location is therefore considered acceptable in principle.”

4.1 Wiltshire’s Current Lack of a 5-Year Housing Land Supply

Wiltshire Council has been unable to demonstrate a full 5-year housing land supply for some time. Their published Housing Land Supply Statements confirm a shortfall, and recent appeal decisions across the county consistently acknowledge that the supply currently sits below the required 5 years.

Under Paragraph 11(d) of the National Planning Policy Framework (NPPF), where a local authority cannot demonstrate a 5-year housing land supply, the presumption in favour of sustainable development (“the tilted balance”) is engaged. This means proposals for new housing should be approved unless:

- The adverse impacts would significantly and demonstrably outweigh the benefits, or
- Specific NPPF policies indicate refusal.

This site is:

- Within a defined settlement boundary
- Previously assessed and approved for a dwelling
- In a sustainable location within walking distance of local services
- Beneficial in contributing, albeit modestly, to housing supply

4.2 Resulting Policy Position

Given the Council’s ongoing housing shortfall, this proposal benefits from the positive presumption in favour of granting new dwellings. When combined with the site’s sustainable location and previously established acceptability, the principle of development is firmly supported by both:

- The NPPF (para. 11)

- The Wiltshire Core Strategy (Policies CP1 & CP2)

Accordingly, the development represents an appropriate and policy-compliant form of small-scale infill housing that directly contributes to the Council's housing needs at a time of shortfall.

5. Design and Appearance

The proposed bungalow sits parallel to No. 101 and uses traditional local materials:

- Stone and render elevations
- Concrete tiled pitched roof
- uPVC fenestration
- Solar PV panels on the eastern roof slope

The design is modest and reflects the scale and character of the surrounding properties. The previous Case Officer concluded:

“A bungalow is considered to be an appropriate scale... There will be no adverse impact on the character or appearance of the surrounding area.”

The same assessment applies unchanged.

6. Access and Parking

Vehicular access is from Studley Hill as existing, with on-site parking for both the host dwelling and the new bungalow. Highways previously raised *no objection* to the scheme, stating:

“...not considered that a severe impact will be created on the public highway due to the proposed development.”

No alterations to access or parking are proposed.

7. Residential Amenity

The dwelling remains single-storey and set at a lowered ground level to reduce any potential overbearing effect. Boundary treatments ensure privacy for all parties.

The Council previously concluded:

“It is not considered that there would be an adverse impact on the amenities of any neighbours.”

This remains the case.

8. Drainage

The earlier permission secured surface-water drainage via soakaway supported by percolation testing, with an emergency tank option. The same approach will be adopted, with full details submitted via pre-commencement condition following approval.

Foul water will connect to the public sewer, confirmed acceptable by Wessex Water at the previous application.

9. Biodiversity / Ecology and Biodiversity Net Gain (BNG)

Under current national BNG legislation (February 2024), minor development that is assessed as a single new dwelling on a plot below 0.5ha is exempt from mandatory 10% BNG, provided there is no additional biodiversity loss and no ecological constraints.

This site is an already-domestic garden with previously permitted built form. The new proposal does **not** increase the development footprint beyond what was previously approved.

- No protected habitats are present
- No demolition of habitat-rich structures
- No trees or priority habitats affected
- Ecology raised no objection previously

As such:

No ecology survey is required for this resubmission, and no BNG uplift is triggered.

10. Sustainability

The design incorporates:

- Solar photovoltaic panels
- High thermal-efficiency fabric
- Sustainable drainage
- Compact, low-energy single-storey form
- Use of an existing serviced residential plot, reducing land take
- Safe pedestrian access to village amenities

The proposal represents a sustainable form of infill development.

11. Conclusion

This application seeks to re-establish permission for a previously approved dwelling that has since lapsed. The development remains entirely consistent with:

- Wiltshire Core Strategy
- The NPPF
- Local design and place-shaping principles

The earlier Case Officer Report confirmed the development is:

- Acceptable in principle
- Appropriate in design
- Without harmful amenity impacts
- Safe in highway terms
- Environmentally acceptable
- Capable of being drained satisfactorily

Nothing material has changed on site or in policy that would alter these conclusions.

The proposal is therefore considered to constitute sustainable development, and planning permission is respectfully requested.