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Date

5846/IMM

08 December 2025

DESIGN AND ACCESS STATEMENT FOR PROPOSED REAR/SIDE TWO STOREY EXTENSION, DEMOLITION OF GARAGE AND OUTBUILDING WITH NEW GARAGE AND STORE AT 7 DAUNTSEY, CHIPPENHAM, WILTSHIRE, SN15 4JH

Site description:

The current property is a semi detached cottage sited to the North of the main village where properties are in a ribbon pattern to either side of the road.

Neighbouring properties are a range of different styles and ages mostly later than numbers 6 & 7. There is a similar pair of cottages opposite 6 & 7 at numbers 8 & 9.

Proposal:

The property sits in a larger than average plot with a single garage/store to the side of the property that is in need of repair.

It is proposed to provide a two storey extension to the side and rear (not dissimilar to number 6 that was approved under reference PL/2023//06790).

The extension is proposed to extend to the South by approximately 4.2 metres and to the rear (West) by 6.5 metres. Approximately 3 metres will be seen from the front (street elevation).

The materials will be matching brickwork with dental course to match and matching profile concrete tiles.

The proposed ridge height is approximately 7.3 metres to match the existing dwelling and the proposed eaves are approximately 400mm lower than the existing.

Reconstructed stone window surrounds are proposed to match the existing with metal windows.

To the side of the extension, it is proposed to construct a double car port with a garden store adjacent.

This building is proposed to be finished in horizontal timber cladding with matching brick plinth.

Layout:

The layout of the scheme can be seen on drawings numbered 5846/50C, 51C & 52A.

There is ample parking for 3 to 4 cars within the drive and car port.

Generally:

Whilst the footprint of the extension is quite large in relation to the existing cottage, the proposal is set back to the side and rear of the original property and the eaves are lower.

Both adjacent properties 8 & 9 have approved two storey extensions to the rear.