

Planning, Design & Access Statement

Holly House, Ashes Lane, Kington Langley, Wiltshire SN15 5NP
Demolition of existing PVC conservatory and erection of new extension.



Prepared by:

CHARLES MANNING

Architectural & Planning Consultant

Office 129, 8 The Bridge,
CHIPPENHAM, Wiltshire SN15 2AB

Date of Issue:
1st December 2025

Tel: 01249 652218 Mobile: [REDACTED]
Email: mail@charlesmanning.co.uk

Planning, Design & Access Statement:

Demolition of existing PVC conservatory and erection of new extension linking garage to house, possible rebuilding of garage.

1. Introduction

This statement supports the application for the removal of a relatively recently built PVC conservatory at Holly House and its replacement with a modest, traditionally designed extension replacement linking the garage to the main dwelling. The proposal has been deigned to respect the property's location within the Kington Langley Conservation Area and to comply with relevant national and local planning policies. The current garage has some structural movement in walls and floors due to inadequate foundations so application to rebuild to replicate the existing structure is also being sought should underpinning prove too difficult or expensive due to site conditions.

2. Site Context

Holly House is a modern new dwelling built in the mid 1990's with traditional style and detail contributing positively to the character of Ashes Lane. It has been extended in recent years to the rear as well as the conservatory link from the garage to the side of the main dwelling.

The existing PVC conservatory is of limited design quality and could be considered visually intrusive and possibly unsympathetic to the Conservation Area.

The site lies within the Kington Langley Conservation Area (designated 1991), where development must preserve or enhance the area's special architectural and historic interest.

3. Planning Policy Framework

National Policy

- **NPPF (2023), Section 12 – Achieving Well-Designed Places** requires development to be visually attractive, sympathetic to local character, and to establish a strong sense of place.
- **NPPF, Section 16 – Conserving and Enhancing the Historic Environment** requires that great weight be given to the conservation of heritage assets, with any harm requiring clear and convincing justification.

Local Policy – Wiltshire Core Strategy (Adopted 2015)

- **Core Policy 57: Ensuring High Quality Design and Place Shaping** requires that “development is designed to a high standard, responding positively to the existing context and ensuring that it integrates effectively with its surroundings”.
- **Core Policy 58: Ensuring the Conservation of the Historic Environment** requires that “designated heritage assets and their settings will be conserved, and where possible enhanced, in a manner appropriate to their significance”.

These policies establish a clear requirement for sympathetic design and the removal of unsympathetic additions within Conservation Areas.

4. Design Rationale

- **Demolition:** The PVC Conservatory is not an extension normally designed to the front elevation of a house, although it is shielded to a certain extent, however it is still visible from the north approach in Ashes Lane. A modern traditional replacement would serve to improve the connection to the dwelling and Conservation Area, removal of the pvc conservatory represents a heritage gain. Also in a fallback position is the rebuilding of the existing garage if underpinning proves too difficult or impractical as the current raft the building is on is failing.
-

- **Extension Form:** The new extension is modest, subservient, and designed to respect the proportions and roofline of the garage and its connection to Holly House.
- **Materials:** Traditional materials (stone/rendered walls to match existing and matching clay tiles roofing) ensure visual harmony.
- **Functionality:** Provides a practical link between garage and house, improving circulation without excessive enlargement.
- **Policy Alignment:**
 - Meets **Core Policy 57** by delivering high-quality design that responds to local character.
 - Meets **Core Policy 58** by conserving and enhancing the Conservation Area through removal of an unsympathetic structure.

5. Access Considerations

- Internal access between garage and dwelling is retained.
- External access, parking, and highway arrangements remain unchanged
- The proposal does not adversely affect accessibility or safety.

6. Heritage Impact

- Removal of the PVC conservatory eliminates a discordant feature.
 - The proposed extension is sympathetic, modest, and enhances the setting of Holly House.
 - In line with **Core Policy 58**, the scheme conserves and enhances the Conservation Area's character.
 - The statutory duty under the **Planning (Listed Buildings and Conservation Areas) Act 1990** to preserve or enhance the character of Conservation Areas is fully met.
 - Impact on any Heritage Assets: a row of cottages known as 1, 2 & 3 Newlands Green are the closest Listed Buildings to the site and are 50m away to the closest building.
-

7. Conclusion

The proposal for Holly House will remove a modern conservatory link addition replacing it with a more complimentary traditional design replacement. The design cues taken from the host dwelling and uses similar materials to match that respects the dwelling's character.

The replacement will enhance the setting of the property within the Conservation Area.

The proposals comply with NPPF Sections 12 & 16, Wiltshire Core Strategy CP57 & CP58, and the Kington Langley Conservation Area designation guidance.

Accordingly, the application represents a positive contribution to the built environment and should be supported.

Photographs of existing property:



Front of main house (Holly House) and adjacent property both built at a similar time in the mid 1990's



Access to shared drive to Holly House from south, note conservatory to house/garage link



Holly House from north of site approach, in front garage with conservatory to rear connects to side of house



View of conservatory linking to existing front garage from south, main house to right.



Front elevation of Holly House as viewed from drive, garage to left of picture.

END OF STATEMENT

