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DESIGN AND ACCESS STATEMENT

ALTERATIONS TO GARAGE TO FORM ANCILLARY ACCOMMODATION

AT

MANISTY, OAKSEY, MALMESBURY,

WILTSHIRE, SN16 9TF

FOR

MR & MRS J WOODHOUSE



Date: 12th December 2025

Our Ref: 1074/PLG/DAS/FINAL/1.0

Submitted Documents (Design & Access Statement *to be read in conjunction with the following*)

Author	Title	Date
Goldings	Drawing No. 1074/23/01 – Survey of Garage - Floor Plans, Elevations, Block Plan and Location Plan	August 2023
Goldings	Drawing No. 1074/23/02 – Proposals - Floor Plans, Elevations & Block Plan	November 2025

1 Introduction

- 1.1 This Design and Access Statement has been prepared to support a planning application for alterations to the first floor of the detached garage to form ancillary accommodation associated with the main dwelling. The ground floor garage will remain in its current use.

2 Site and Context

- 2.1 The building is a detached garage located within the residential curtilage of the main dwelling, both were built approximately six years ago with modern materials appropriate to current standards. The garage is positioned to the north west of the house and is accessed via the existing driveway. The surrounding area is residential in character. Neither the garage or house are listed, and the site is not within the Oaksey conservation area. The site is located in Flood Zone 1, the lowest risk of flooding.

The existing structure consists of a ground-floor garage and three store rooms at first-floor level, accessed via an internal staircase. The first floor has three rooflight located on the rear (north elevation) which do not overlook any neighbouring properties and a gable end window on the west elevation.

3 Proposals

- 3.1 The proposal involves modest alterations to the existing first floor storage space to provide ancillary accommodation to serve the main dwelling. The new accommodation will comprise a bedroom, sitting room and shower room.

Externally, the proposals include two modest alterations to improve natural lighting and usability of the space:

- Replacing an existing rooflight with a new small dormer window on the rear roof slope (north elevation).
- One new rooflight on the same rear elevation.

These additions have been designed to be discreet and proportionate, respecting the scale and character of the existing building. Materials will match or complement the existing finishes to ensure a cohesive appearance.

The ground floor is to remain as an unaltered garage, except for the blocking up of the internal doorway to the lobby.

- 3.2 The design has been developed to retain the appearance and character of the existing garage building while providing improved functionality at first floor level.

The proposed dormer and rooflight are modest in scale, placed on the rear elevation to minimise any visual impact on neighbouring properties and the wider street scene.

The proposal does not increase the footprint, height, or massing of the building. The alterations are limited to the existing envelope with the exception of the modest dormer window and result in no overbearing or overshadowing effects.

The external changes are limited, with one confined to the existing rooflight position and they do not affect or disturb the overall roof structure or its integrity,

4 Access

- 4.1 Access to the ancillary accommodation will be via the existing staircase, with no new external access proposed. The building will remain fully ancillary to the main dwelling, with no subdivision or separate residential use. No separate services, curtilage, or new external access routes are proposed.

Parking and access arrangements on the site remain unchanged.