

Design and Access Statement

Proposed Single-Storey Garage Extension 5 Dane Close, Winsley, BA15 2NA

1. Introduction

This Design and Access Statement supports a householder planning application for a single-storey garage extension at 5 Dane Close, Winsley. The statement explains the design principles, materials, and access arrangements and should be read alongside the submitted plans:

Existing Site Plan (A3, 1:100)

Proposed Site Plan (A3, 1:100)

Proposed Ground Floor Plan – DWG 06 (A3, 1:100)

Proposed Elevations – DWG 07 (A3, 1:100)

2. Site and Context

The site comprises a detached dwelling within a residential cul-de-sac characterised by properties of similar scale and appearance. The dwelling is constructed in Wiltshire limestone with a pitched tiled roof, reflecting the prevailing character of the area. The property benefits from a generous plot with existing off-street parking and private amenity space.

3. Amount, Layout and Scale

The proposal comprises a single-storey garage extension located to the side of the existing dwelling, as shown on the Proposed Site and Ground Floor Plans. The extension has a gross floor area of approximately 29.5 m² and is clearly subordinate to the main house. The siting maintains appropriate separation from site boundaries and neighbouring properties and preserves a substantial proportion of the site as private amenity space. The scale and height are modest, with ridge and eaves heights kept below those of the existing dwelling.

4. Appearance and Materials

The extension is designed to appear as a natural addition to the dwelling.

External walls: Wiltshire limestone to match the existing house and neighbouring properties.

Roof: Pitched roof finished in terracotta-coloured clay tiles.

Renewable energy: Photovoltaic panels integrated within the roof plane.

Doors and windows: White uPVC windows and doors, including a white panelled garage door.

Rainwater goods: White uPVC fascias and gutters.

These materials ensure visual continuity with the host dwelling and surrounding street scene.

5. Access and Hardstanding

Vehicular and pedestrian access arrangements remain unchanged, with access retained from Dane Close. The development maintains existing off-street parking provision. Hardstanding associated with the proposal will be finished in a permeable resin-bound surface, similar in appearance to neighbouring driveways, assisting with sustainable drainage.

6. Landscaping

Existing landscaping and boundary treatments will be largely retained. Hedging will be introduced or maintained to match neighbouring properties, reinforcing the established character of the area.

7. Conclusion

Planning Portal Reference: PP-14604313

The proposal represents a modest, well-designed extension that respects the character of the dwelling and surrounding area, maintains appropriate access and parking, and incorporates high-quality materials and sustainable features.