

PLANNING STATEMENT

Proposed Single Storey Rear Extension
112A Church Street, Hilperton, Trowbridge, Wiltshire

Introduction

This Planning Statement has been prepared in support of a Householder Planning Application for a proposed single-storey rear extension at 112A Church Street, Hilperton, Trowbridge, submitted on behalf of the elderly disabled applicants, who experience mobility-related disabilities that are expected to regress over time. The proposal seeks to provide essential accessible ground-floor accommodation in the form of a new bedroom suite, including an en-suite bathroom and walk-in wardrobe, in order to ensure that the dwelling remains usable, safe, and fit for purpose in the very near future. The extension has been specifically designed to support reduced mobility and future wheelchair use, allowing the applicants to continue living independently within their home as their needs change. The design responds carefully to the existing dwelling and its surroundings, while improving the long-term functionality and adaptability of the home in accordance with accessibility standards.

Site and Surrounding Area

The application site comprises an existing residential property located within the village of Hilperton, on the outskirts of Trowbridge. The surrounding area is characterised by residential development of a similar domestic scale and character, set within established plots with private rear gardens.

The proposed extension is located to the rear of the dwelling, where it is completely screened from public viewpoints and does not affect the character of Church Street or the wider village setting. Its position ensures that the development is discreet and contained within the site.

Due to its siting, single-storey form, and orientation, the proposal does not result in overlooking or loss of privacy to neighbouring properties. All proposed openings are directed towards the applicant's own private garden or positioned to avoid direct views into neighbouring dwellings or amenity spaces. The relationship between the extension and adjacent boundaries has been carefully considered, as demonstrated on the submitted plans and elevations.

The Proposal

The proposal comprises a single-storey rear extension providing essential accessible ground floor accommodation in the form of a new bedroom suite, including an en-suite bathroom and walk-in wardrobe, specifically designed to meet the needs of the elderly disabled applicants, whose mobility is already significantly restricted and expected to continue to decline over time. At present, all existing sleeping accommodation within the dwelling is accessed via a stair. While this arrangement remains just about manageable, it already presents a daily physical struggle for the applicants due to their mobility-related disabilities, and reliance on stair access is becoming increasingly difficult, unsafe, and unsustainable in the near future.

The proposed extension therefore represents a necessary and proactive response to the applicants' changing needs, providing a fully accessible ground floor sleeping arrangement that will allow them to remain living independently within their own home. The internal layout has been deliberately designed to provide generous circulation space, clear movement routes, and a flexible arrangement capable of accommodating future wheelchair use, ensuring the bedroom

remains functional, comfortable, and dignified as mobility reduces. The position of the bed has been carefully considered to balance ease of access with outlook and privacy, maintaining a high-quality living environment without giving rise to overlooking.

Natural light has been introduced through a combination of rooflights and repositioned windows serving the bedroom, en-suite, and walk-in wardrobe, ensuring good levels of daylight and ventilation while creating a calm and comfortable internal environment suitable for long-term occupation. A small seating area has been incorporated within the bedroom to allow the space to function not only as a sleeping area but also as a day-to-day living environment, recognising that reduced mobility may result in increased time spent within the room and reinforcing the importance of comfort and connection to the garden.

The en-suite bathroom and walk-in wardrobe have been designed expressly with accessibility and adaptability in mind. The bathroom provides generous clearances, a level-access shower, and the capacity for future adaptations such as grab rails and assisted fittings, while the walk-in wardrobe offers clear circulation and flexible storage suitable for wheelchair users. The proposal has been informed by the principles of Building Regulations Part M4(2) (Accessible and Adaptable Dwellings), with door widths, layouts, and circulation spaces designed to support long-term accessibility. Although the existing patio level is currently retained via a minor step, threshold details have been designed to allow for the straightforward future installation of level access when required. Taken together, the proposal is fundamentally about enabling the applicants to remain in their home, retain autonomy, and live safely and comfortably as their mobility needs change.

Design, Scale, and Appearance

The extension has been designed as a simple and well-considered addition to the existing dwelling. It is single storey in height and positioned to the rear of the house, allowing it to sit comfortably within the plot and respond appropriately to the scale of the host building.

The size and proportions of the extension have been carefully considered to avoid overdevelopment and to retain a good proportion of garden space. The roof height, form, and overall massing have been designed to integrate with the existing house, ensuring the extension reads as a natural and balanced part of the building rather than a visually dominant addition.

The gable-ended element reflects the established proportions and rhythm of the existing dwelling, with window sizes and positioning aligned to reinforce a sense of continuity. The flat-roofed element is intentionally set back from the primary elevation and draws on the language of the existing garden room, reducing its visual impact. This stepped composition establishes a clear hierarchy between elements and results in an extension that feels coherent, balanced, and well resolved.

Impact on Neighbours

The design and positioning of the proposed extension have been informed by careful consideration of neighbouring properties and the relationship between the site and its immediate surroundings.

Due to its single-storey height, rear-facing location, and orientation, the proposal does not result in overlooking or loss of privacy. All windows are directed towards the applicants' own garden, with no direct views into neighbouring dwellings or private amenity spaces. The height and placement of the extension also ensure that there is no loss of light or sense of enclosure to adjacent properties, and the proposal respects the residential amenity of surrounding occupants.

It is also noted that the site has a relevant historical context. Previously, the area now occupied by the proposed extension contained a former wartime vehicle hut, approximately 14 metres in length, which was significantly more visually intrusive and had a greater impact in terms of massing, enclosure, and potential loss of light. The removal of this structure represented a clear improvement to the site and its relationship with neighbouring properties. The current proposal has been developed with this context firmly in mind, and considerable care has been taken to ensure that the scale, siting, and form of the extension are significantly more modest and sensitively positioned. As a result, the proposed development causes no overlooking, no loss of privacy, no loss of light, and no adverse effects on neighbouring properties or the wider residential context.

Access, Parking, and Landscaping

The proposed development will not result in any changes to the existing access arrangements, on-site turning areas, or parking provision, all of which will remain as existing. The site benefits from ample on-site parking to comfortably serve the dwelling, and the proposal will not increase the number of occupants of the property. As such, there will be no increase in footfall, traffic movements, or parking demand arising from the development, and no adverse impact on the existing amenities of the house or the surrounding area.

The development has been designed to sit comfortably within the existing garden layout and does not result in any loss of meaningful landscaped features or boundary treatments. The only alteration to the external landscaping is a modest reduction in the size of the existing raised stone patio to accommodate the proposed extension. No changes are proposed to overall garden levels or to the wider landscaped character of the site.

Existing refuse and recycling storage arrangements will remain unchanged, with no alteration to bin storage locations or capacity required as a result of the proposal.

Planning Policy Overview

The proposal has been developed with regard to the relevant policies of the Wiltshire Core Strategy. In this context, the extension has been designed with careful consideration of scale, massing, siting, residential amenity, and its relationship with the host dwelling and surrounding area. The design responds to these policy objectives in a balanced and proportionate manner.

Conclusion

The proposed single-storey rear extension has been developed to respond first and foremost to the specific and evolving needs of the elderly disabled applicants, and secondly to the character and appearance of the existing dwelling.

The proposal addresses the limitations of the existing stair-accessed sleeping arrangements by providing essential accessible ground-floor accommodation, enabling the applicants to continue living safely and independently within their home as their mobility and health needs change and regress over time. The extension has been developed on a clear needs-led basis, with the objective of supporting autonomy, dignity, and a comfortable quality of life, rather than increasing accommodation or intensifying use.

The scale, massing, and siting of the extension have been carefully considered in relation to the existing dwelling and its residential context, with particular regard to neighbouring amenity. The development does not result in overlooking, loss of privacy, or adverse impacts on neighbouring

properties, and existing access, parking, and external arrangements are largely retained, with only limited and contained changes required to accommodate the proposal.

Taken as a whole, the proposal has been carefully developed to respond appropriately to its setting while making necessary and forward-looking provision for the applicants' future health and accessibility requirements, enabling them to remain within their home in comfort, safety, and dignity.