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DESIGN AND ACCESS/ PLANNING STATEMENT

19/01/2026 - P01

OVERVIEW

The application proposes a single-storey extension to form a porch to the side elevation of the existing dwelling. As a corner plot, this side elevation also serves as a second principal elevation facing the highway. The application also proposes installing a PV array on the south-facing elevation. The south elevation is also a principal elevation.

The proposed development remains domestic in nature and sympathetic to the existing dwelling, immediate occupiers and the street scene.

RELEVANT POLICY

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

S2 – Achieving sustainable development

S4 – Decision Making

S11 – Making Effective Use of Land

S12 – Achieving well-designed places

S15 – Conserving and enhancing the natural environment

Wiltshire Core Strategy (Adopted 2015)

CP1 – Settlement Strategies

CP41 – Sustainable Construction and Low Carbon Energy

CP45 – Meeting Wiltshire's Housing Needs

CP57 – Ensuring High-Quality Design and Place Shaping

USE & AMOUNT

The householder development proposes an extension with an external footprint of 1.9m by 1.7m to improve the entry sequence of the existing dwelling. Given the external footprint, the proposed net increase in floor area remains modest.

LAYOUT & SCALE

The massing of the proposed extension seeks to accent the existing gable and the mass of the existing dwelling. This ensures the proposed extension remains in accent to the existing dwelling but remains subservient.

Furthermore, paragraph 135 of the National Planning Policy Framework (NPPF) states:

- a. *'that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.'*
- b. *'that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.'*
- c. *'that developments must be sympathetic to local character and history, including the surrounding built environment.'*

It is considered that, by virtue of the location and relationship with the existing dwelling and adjacent occupiers, the scale and design of the proposed development would not significantly impact upon the street scene or the surrounding area and would therefore conserve and enhance the local character.

APPEARANCE

The material palette of the proposed extension would match that of the existing dwelling and the materials used in the immediate area. The design of the subservient extension also allows for the existing sub-optimal flat roof and UPVC cladding infill between the existing dwelling and the existing garage to be removed from view. This is particularly relevant in the context of the South elevation.

ECOLOGY

Householder BNG exemption would be claimed, owing to the nature and type of the proposed development. The proposed development also falls below the threshold.

ACCESS

The proposed development would maintain the existing access and parking arrangements.

SUMMARY

The proposed development has been well considered in light of the aforementioned policies, principles, and key considerations. This includes assessment against local and national policy and relevant SPD principles.

As a result, by virtue of the design, scale and materials that have been proposed, the proposed development, if consented, would not significantly impact upon the existing dwelling, adjacent occupiers, the street scene, nor the surrounding area. The development remains sympathetic and considered in the context of conserving and enhancing the local character.