

**Sunnyfields
Moggs Lane
Calstone, Calne
Wiltshire SN11 8QD**

Design and Access Statement for replacement of existing
conservatory with extension to existing bungalow.

January 2026.



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1. Introduction

- 1.1. This application is for the removal of an existing conservatory on the west elevation of an existing bungalow and the construction of a new extension in its place.



2. The site, property, and context.

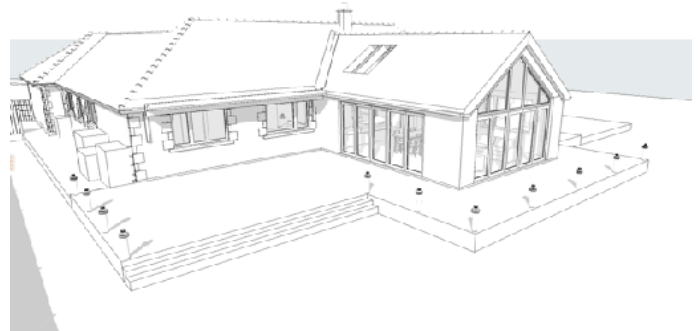
- 2.1. The property is a large bungalow on a large plot, with the relevant elevation facing open countryside to the west. The site is outside the North Wessex Downs AONB, which sits to the east. The building is cavity wall construction with concrete block external walls and concrete double roman tiled roof. It has been extended and altered previously, including the addition of the conservatory to be replaced.
- 2.2. The conservatory faces, and provides the main access to a large deck to which a retractable sun shade canopy has been fitted, and which they make frequent use of in the summer.
- 2.3. The conservatory has previously been re-roofed, with the glass being replaced with a lightweight faux tile finish, but this has not adequately solved the problem of it being too cold in winter.
- 2.4. The conservatory is separated from the rest of the house by a double door into an inner room used as a 'snug' and TV room. Although the door is glazed, there is no other natural light, leaving this as a small dark space



that is a barrier, separating the conservatory and deck from the rest of the house, including the kitchen.

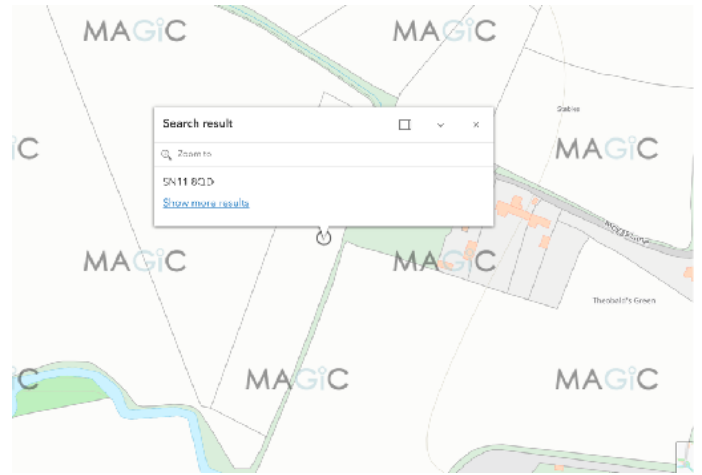
3. The proposals

- 3.1. The intention is to create a larger, better daylight, warmer and better insulated single space that integrates the house and garden.
- 3.2. The footprint of the proposed extension is larger than the existing conservatory with the internal wall removed between the 'snug' and new extension to create a single larger living space, well integrated with both the existing kitchen and the enlarged garden terrace.
- 3.3. The proposed extension is 1.35m wider than the existing conservatory to match the size of the inner room with which it will be integrated. It is also 2.6 m longer than the existing conservatory. This means that the length of the building extends to 4.6m beyond the existing adjacent rear wall, or 7.23m beyond the wall at the back of the terrace.
- 3.4. The preference is for an open vaulted space with a partially glazed gable and pitched roof to match the existing. Roof lights will be included within the pitch to bring natural daylight into the centre of the plan, and the part of the room that is presently the snug. The walls will be rendered, and the roof will be matching concrete double roman tiles.
- 3.5. Consideration was given to several options, including flat roof with lantern rooflight, and a trussed rafter roof continuing the internal ceiling height, but the proposal was adopted as favourite. Although a flat roof would fall within the requirements for a prior notification application, the applicant prefers this approach to upgrade and integrate better with the existing building.



Other requirements

- 3.6. Access and Parking - There is no change proposed to access and parking arrangements.
- 3.7. Drainage - Additional surface water drainage can be dealt with within the existing site by upgrading the existing soakaways. There is no additional foul drainage.
- 3.8. Waste and Recycling - There is no change to existing arrangements for waste and recycling within the existing utility room and outbuildings and storage.
- 3.9. CIL -The proposal should not be liable to CIL as an extension to an existing dwelling.
- 3.10. Ecology - The proposed extension is over an existing building and a large, well maintained domestic garden with no protected species habitat or impact on ecology. It is not considered that there is any habitat for protected species that could be harmed by the proposal. The ecology guidance form questionnaire has been reviewed and the proposal does not need to be supported by ecological information. This has been verified through the MAGIC website. The conservatory roof to be replaced and the existing roof to be altered is concrete interlocking tiles and is not suitable for bat roosts. As a householder extension, the proposal will not be subject to a BNG assessment or requirements.
- 3.11. Amenity - There will be no harm to the household amenity, nor that of neighbours from this proposal.



4. Summary

- 4.1. The proposal is considered to be a straightforward, non contentious single storey replacement of an existing conservatory.
- 4.2. The applicants and their architects would be pleased to provide further information or meet the responsible planning officer on site to review any matters that may arise.