



Design and Access Statement

Proposed single storey rear extension at Elm Cross House, Broad Hinton, Swindon, SN4 9PF

Job: 2505

Date: 21st January 2026

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1.0 INTRODUCTION:

- 1.1 Elm Cross House is a two-storey detached house on an extensive plot adjacent to Magee Equine to the south of Broad Hinton, near Swindon.
- 1.2 The building is a two story detached dwelling, brick built and set under a pitched interlocking tile roof. The original building has been extended with a modest single storey side extension, brick built and all set under a flat roof.



1: Elm Cross House – NW elevation



2: Elm Cross House– NE elevation

- 1.3 There have been no applications for Planning Permission associated with the dwelling within the past 40 years.
- 1.4 The proposal is to extend the property with a single storey rear extension on the south-east elevation with associated internal alterations.

2.0 THE PROPOSAL AND LOCAL PLANNING POLICY CONSIDERATIONS:

2.1 THE SITE CONTEXT:

- 2.1.1 The site falls within the settlement of Broad Hinton and lies within the borders of the North Wessex Downs National Landscape area. The property is accessed by a minor road known as Cottage Lane which runs parallel to the A4361 from the junction at the Bell Inn and opposite Post Office Lane.
- 2.1.2 The building sits to the west of the stables and other buildings which constitute Magee Equine. The nearest adjacent dwellings, Anvil Cottage; White Horse Cottage and Stable Cottage, are all over 60m distant.
- 2.1.3 The space around the house is open to the south-east with extensive views across the Magee Equine training gallops to the North Wessex Downs.
- 2.1.4 The trees and shrubs lining Cottage Lane effectively screen Elm Cross House from the A3461 and views from the north and west; The buildings associated with Magee Equine and the leylandii hedge screen New Cross House from the east. The proposal site is only visible from the south across the Magee Equine gallops.
- 2.1.5 The property has an existing single storey side extension and a planning application for the extension was approved in 1989. There have been no further applications relating to the property since that time.

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2.2 SITE ANALYSIS: MATERIAL PLANNING CONSIDERATIONS:

- 2.2.1 The building lies in the North Wessex Downs National Landscape and it is understood that all new building works in this area are given special consideration and should be of a good design standard.
- 2.2.2 The proposed single storey rear extension has been designed to have subservient appearance and link directly with the side extension. Given its location it will be largely screened from north; west and east and visible only from the south across relatively long distances (see 2.1.4 above).
- 2.2.3 The extension will create a discrete elegant addition to the existing dwelling and given its location, will be effectively invisible from the public domain. We consider therefore, that it will have no impact on the North Wessex Downs National Landscape.
- 2.2.4 For the avoidance of doubt, note 2 on all the drawings submitted will be deleted and not form part of this application.

2.3 SITE ANALYSIS: AMENITY AND LANDSCAPING:

2.3.1 There is more than ample amenity afforded this property. The proposed extension will have no relevant impact on the amenity space available to the house.

2.3.2 The extension will have no impact on the existing boundaries and no changes to the existing boundaries are proposed as part of this application.

2.3.3 The proposed extension will have no impact on the existing parking provision, and no additional provision is proposed as part of this application.

2.3.4 No additional hard or soft landscaping is proposed as part of this application.

2.4 SITE ANALYSIS: ACCESS:

2.4.1 No changes to the existing access is proposed as part of this application.

2.4.2 There is no change proposed to the current provisions for the recycling and general waste bins and the existing storage and collection areas.

2.4.3 No additional bike storage is proposed.

2.5 SITE ANALYSIS: FLOOD RISK ASSESSMENT:

2.5.1 There are no flood risks associated with this proposal neither fluvial; surface water nor emerging ground water.

2.6 SITE ANALYSIS: IMPACT ON ADJOINING PROPERTIES:

2.6.1 Given the location and size of the proposed rear extension and its relationship to the neighbouring properties there are no issues in terms of overbearingness; overshadowing or overlooking which arise from the proposal.

2.7 SITE ANALYSIS: MATERIALS:

2.7.1 The materials proposed currently are:

Roof:	Single ply Membrane (EPDM - black
Roof windows:	Conservation style low profile Velux roof windows .

Rainwater goods:	Powder coated aluminium gutters and downpipes – black
External walls:	Ochre/dark brown brindled facing brick with rustic finish to match existing
Windows (proposed):	Powder coated aluminium sills and frames - white
Folding sliding doors:	Powder coated aluminium sills and frames - white

2.8 SITE ANALYSIS: BIODIVERSITY:

- 2.8.1 Given the current intensive domestic use of the site area and surrounding gardens it is very unlikely that the biodiversity of the site will be affected by the proposal in the short, medium or long term.

2.9 SITE ANALYSIS: TREE REPORT:

- 2.9.1 There are no substantial trees or shrubs with 20 metres of the proposed extension and it is considered that no trees/mature shrubs will be adversely impacted by the proposal.

3.0 CONCLUSIONS:

- 3.1 The applicant wishes to extend the existing property at Elm Cross House at Magee Equine in the village of Broad Hinton.
- 3.2 The building is located in the North Wessex Downs National Landscape and the proposal does not impact adversely on the setting of the property within this National Landscape area..
- 3.3 The proposal has no impact on nearby trees; local biodiversity nor protected wildlife. There are no flood risks.
- 3.4 The proposal retains ample amenity, there are no changes to the parking provision and there is absolutely no impact on the amenity of the immediate neighbours.
- 3.5 We consider that there are no other planning or National Landscape related issues that would militate against the proposal under consideration.
- 3.6 In the light of the above therefore, we trust that the Planning Authority will look favourably upon this proposal and that householder consent for the development will be granted in due course.

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21st January 2026