

# **DESIGN & ACCESS STATEMENT**

for

**PROPOSED SINGLE STOREY REAR EXTENSION, REPLACEMENT  
GARAGE & ALTERATIONS.**

at

**ATHELSTAN HOUSE, EASTON ROYAL  
NR. PEWSEY, WILTSHIRE SN9 5LZ**



## 1. Introduction

1.1. This Design & Access Statement has been prepared to form part of the accompanying documentation for a Householder Planning application, seeking permission for a single storey rear extension, replacement timber frame garage outbuilding and a series of internal & external changes, including the insertion of windows and a door.



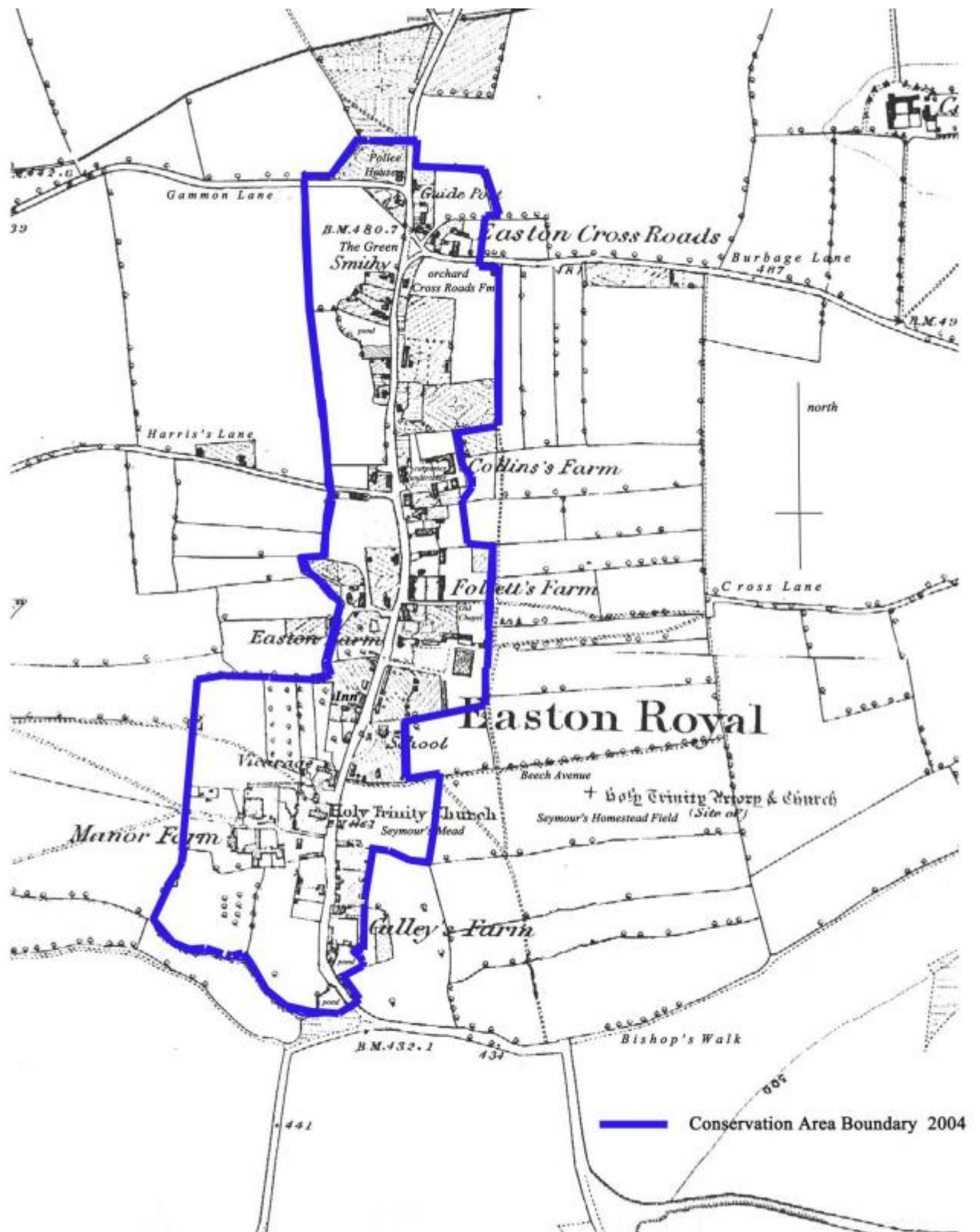
*Figure 1 – Aerial Photos of Athelstan House, Easton Royal*

## 2. Property Description

2.1. Athelstan House is a 4-bedroom detached property, located to the south of Easton Royal, off the Burbage Road (B3087). The property is reached between Wray's Cottage and Orchard Rise and is located to the west of Wray's Cottage.

The three properties to the south, Orchard Rise, The Orchard & Orchard End are part of a small housing development which were built in the early 1980's. Athelstan House is set back from the general alignment of buildings in the lane. It is a private property and cannot be seen from the lane. Thought to once be two dwellings, it dates from the early 19th century but has a thatched roof incorporating several large dormer windows and an unattractive lean-to across the rear. The large, wooded garden extends behind neighbouring properties in the street and out to the fields in the west. The garden includes a tennis court and a garage building constructed of concrete blocks with timber garage doors and a corrugated roof. Vehicular & pedestrian driveway access is off the lane, finished in stone. It sweeps across the property frontage and connects with the garage building.





**EASTON ROYAL HISTORICAL MAP from the 1888 OS**

### 3. Planning History

3.1. There is no previous planning history associated with the house. Planning permission was granted for a change of use from paddock to a tennis court in 1996. More recently an application was made to notify proposed works to trees within a conservation area. The council responded with 'No Objections' on the 02 December 2025. A full list of planning applications attached to the property address are as follows:

| Reference:  | Description of Works:                                                                                 | Decision:    | Decision Date: |
|-------------|-------------------------------------------------------------------------------------------------------|--------------|----------------|
| K/32179     | Change of use of part of paddock to Tennis Court and the erection of 2.75metre high chain link fence. | Approved     | 18/01/1996     |
| K/54325/LBC | Notification of proposed works to trees in a conservation area.                                       | No objection | 02/12/2025     |

### 4. Description of Proposed Works

4.1. This application is seeking permission to partially remove the existing lean-to extension to the rear and replace with a single storey extension. Insertion of 2 new window openings. A bathroom window and a small larder window on the side (north) elevation and also a new door on the same elevation which is in place of an existing window. The first floor bedroom window on the front (east) elevation is being reduced in width but is utilising the same structural opening. The french doors with fully glazed side panels on the rear (west) elevation are being replaced with a pair of french doors. The existing structural opening is simply being infilled.

The existing dilapidated concrete block & timber garage outbuilding is being replaced with a new timber frame garage with adjoining workshop / garden store. The proposal is to replace the existing painted timber casement windows with aluminium windows finished in a light / mid grey colour.

### 5. Materials and Appearance

#### House – Proposed materials

5.1. External walls: Painted brickwork.

Flat roof to be lead. Hipped roof to be rolled lead or natural slates.

Rainwater goods: Cast iron effect black upvc hopper, guttering & downpipes.

#### Garage Outbuilding – proposed materials

External walls: Timber cladding.

Roof natural slate

Doors: Timber

Window: Timber

Rainwater goods: Black upvc

## **6. Proposed Use**

6.1. The rear extension will provide a larger kitchen & dining room area. The replacement garage outbuilding will replace the existing dilapidated wooden garage.

## **7. Amount & Scale**

7.1. The size and scale of the rear extension will have minimal impact on the property in terms of appearance. The extension cannot be seen from the public highway or any public rights of way. The proposed replacement garage is similar to the existing in terms of size, scale and appearance.

## **8. Access**

8.1. The existing pedestrian and vehicular access will remain unchanged.

## **9. Parking**

9.1. The proposal will have no impact on the current parking arrangements.

## **10. Landscaping**

10.1. There will be no significant hard or soft landscaping works included as part of the application. A new patio area and extended gravel parking / turning are likely to be created once the extension work and garage outbuilding have been built

## 11. Photographs



*Figure 2 – Side (North) & Front (East) Elevation*



*Figure 3 – Front (East) Elevation and drive leading to the garage outbuilding*



*Figure 4 – West Elevation of the existing dilapidated garage building*



*Figure 5 – Front (South) Elevation of the concrete block & timber garage outbuilding*



*Figure 6 –Main vehicular access off the lane*