

Planning Statement

Plough Farm, Down Road, North Wraxall, SN14 7AR

1. Introduction

This Planning Statement accompanies a Householder Planning Application for a proposed demolition of an existing single storey section and replacement with a two storey extension at Plough Farm, Down Road, North Wraxall. The application seeks permission for alterations to an existing dwellinghouse to provide improved accommodation for the occupiers.

The existing dwelling currently contains four bedrooms. The proposed works will provide an additional fifth bedroom through the construction of a second storey extension built on the existing store and utility rooms' footprint.

The site is not located within a Conservation Area, and the dwelling is not a listed building. The building is within Cotswold AONB.

2. Site and Surroundings

The application site comprises a detached residential dwelling set within a generous rural plot. The property is constructed in Cotswold stone with a combination of slate and double-Roman tiled roofing, reflecting the prevailing local vernacular.

The surrounding area is characterised by low-density residential development and open countryside, with dwellings of varied sizes and forms. The site benefits from sufficient separation distances to neighbouring properties, reducing the potential for adverse amenity impacts.

3. Proposed Development

The proposal involves the addition of a two storey extension to the existing dwelling. The extension has been designed to integrate sensitively with the existing building in terms of scale, form, materials and is built on the current building's footprint.

Key elements of the proposal include:

- The creation of one additional bedroom, increasing the dwelling from four to five bedrooms
- Use of matching materials, including Cotswold stone walling and slate roofing
- uPVC windows and doors consistent with the existing house
- Retention of the overall domestic character of the property

The extension is proportionate to the host dwelling, built within the house's current footprint, and does not result in overdevelopment of the site.

4. Design and Appearance

The design approach prioritises visual continuity with the existing dwelling. The form, roof pitch, and detailing have been carefully considered to ensure the extension appears as a natural evolution of the house rather than an incongruous addition.

Matching materials and traditional proportions ensure the proposal respects local character and maintains the architectural integrity of the dwelling. The proposed development will not appear visually dominant when viewed from public vantage points or neighbouring land.

The building's existing single storey section (proposed for demolition) is thermally inefficient compared to the rest of the house. The proposed two storey section would be built to current Building Regulations standards, resulting in a positive impact on the house's overall energy efficiency.

5. Residential Amenity

The proposal has been designed to avoid any unacceptable impact on the amenity of neighbouring occupiers.

Specifically:

- The extension does not result in harmful overlooking, overshadowing, or loss of privacy
- Separation distances to neighbouring properties are maintained
- Window positions are typical of residential development and appropriate for the context

As such, the proposal complies with established amenity standards.

6. Planning Policy Considerations

The proposed development constitutes appropriate domestic development within the curtilage of an existing dwellinghouse. It accords with national planning guidance, including the National Planning Policy Framework (NPPF), which supports well-designed development that enhances the quality of the built environment and makes effective use of existing buildings.

At a local level, the proposal aligns with policies that permit extensions to residential properties where they:

- Are proportionate to the original dwelling
- Respect local character and appearance
- Safeguard neighbouring amenity

The proposal fully complies with these principles.

7. Conclusion

The proposed second storey extension represents a well-considered and modest enhancement to the existing dwelling. It provides improved living accommodation without causing harm to the character of the area or the amenity of neighbouring properties.

The development is policy-compliant, sensitively designed, and appropriate to its context. Accordingly, it is respectfully requested that planning permission be granted.

SE Architecture.

February 2026