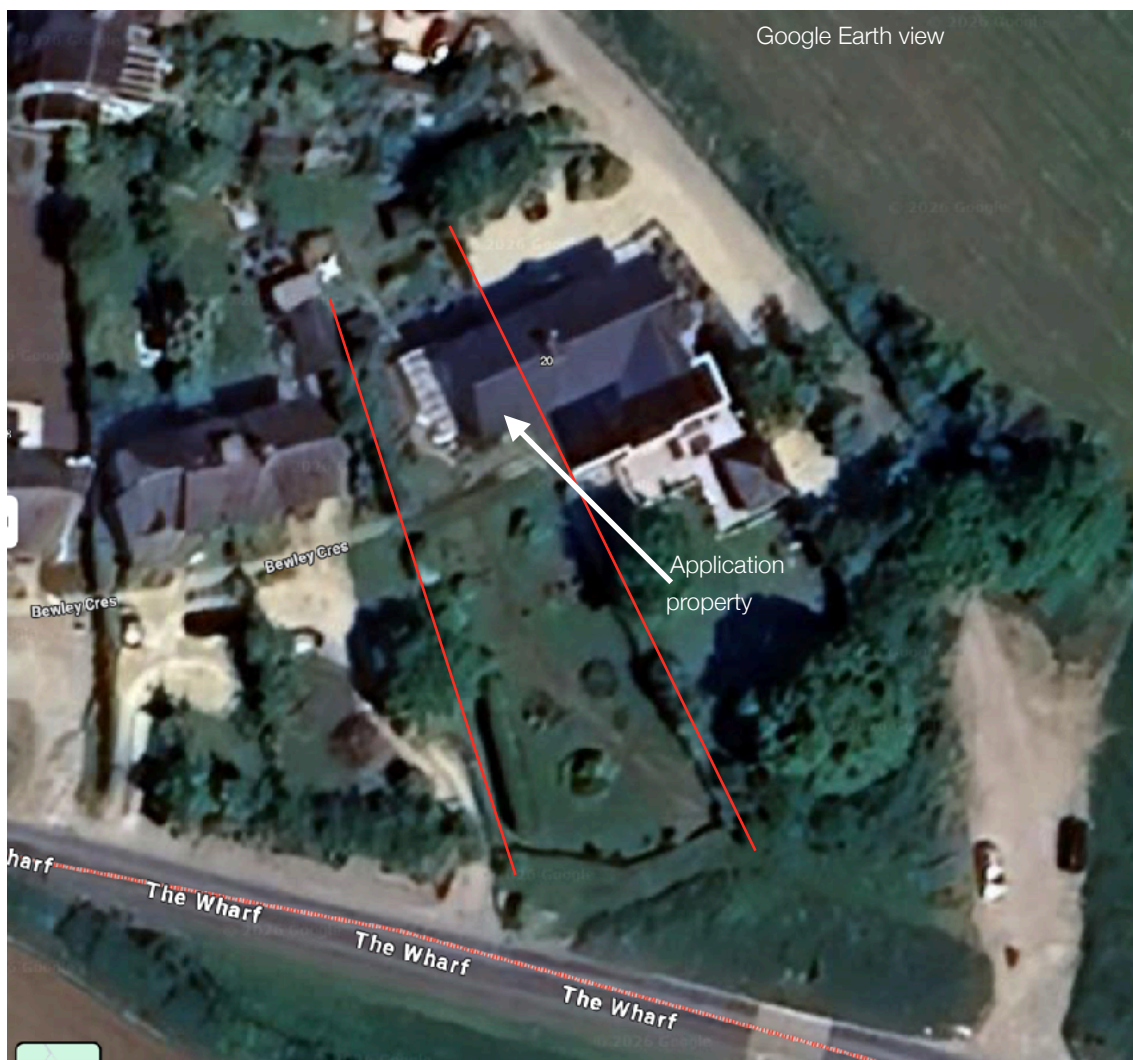


**17, Bewley Crescent
Bowden Hill
Lacock
SN15 2PL**

Design and Access Statement for a single storey rear and
2 storey side extension.
February 2026.



Contents

1. Introduction
2. Site, Property and context
3. The Proposals
4. Summary

Front of existing house with neighbouring extension to the right



1. Introduction

- 1.1. This application is for the removal of an existing conservatory and the construction of a new single storey rear extension and 2 storey side extension.

2. The site, property, and context.

- 2.1. The property is a compact two storey semi detached former council house on Bewley Crescent at the bottom of Bowden Hill just outside Lacock. It is located in an area defined as 'built up' within the Magic mapping system and is within the Bowood and Bowden Parkland, Wooded Parkland Hill landscape character area. The building is clinker block construction with a slate roof that has been relatively recently replaced with reconstituted slate. The adjoining semi detached property has been considerably extended recently, and has been re-orientated so that the previous frontage has become the rear of the property, and the rear has become the front, with parking and access from the previous rear.
- 2.2. There is no possibility of re-orientating this property, as the rear is 'landlocked' surrounded by other homes with no direct access.
- 2.3. The property is accessed via a byway from a communal gravel parking area to the south, with the front set back within a long south facing garden as shown on the arial photograph from Google Maps above, and the accompanying photographs in this section.



Front garden and path from byway access to front of



- 2.4. The property is set above the level of the lane passing up Bowden Hill, to an extent that it is not visible from passing traffic. The property is also concealed from traffic coming down Bowden Hill by trees and by its semi-detached neighbour.



- 2.5. There is a right of access to the attached neighbour across the front of the property that previously led to the neighbour's front door and now leads to a meter box within the side wall of the neighbour's new 'rear' extension.

- 2.6. The property has a small glazed utilitarian wrap around conservatory.



- 2.7. The rear garden is still relatively large, is north facing with a number of sheds, and is surrounded by the attached neighbour's front



parking area to the east, and other gardens with sheds along their boundaries to the north and west.



- 2.8. The south facing front of the property is both the only access and the main garden area, and forms the foreground for attractive views across the landscape to the south from the first floor. The adjacent photograph also illustrates that the lane is not visible from first floor level.



3. The proposals

- 3.1. The intention is to extend, upgrade and refurbish the existing house to provide a larger family kitchen/living/dining area, improved utility space replacing the exiting conservatory space, and a master bedroom suite at first floor level.
- 3.2. This is designed to integrate and make best use of the exiting layout, with a single storey rear extension connected through to the existing small kitchen/dining area, but set 2 steps lower to follow the existing ground levels. This also has the benefit of reducing the bulk of this extension and enabling better integration with the architectural detailing of the existing house. This is designed with a flat roof and rooflight to bring light into the centre of the existing plan, and doors to a family terrace area to the side and rear of the proposed extension.



- 3.3. The property is well spaced to the neighbouring pair of semi-detached properties, but as there is no independent access to the rear, the applicant wishes to maintain good access to the side. Consideration was given to a gabled solution, similar to the attached neighbour, but there is less space to do so, and the applicant does not require the same extent of additional accommodation.
- 3.4. Various offset and subsidiary approaches were also considered, but the in the context of the neighbouring extension which maintains the ridge height of the host building, it was considered most appropriate to continue the 'extrusion' of the host building. This improves the balance and proportions of the semi detached pair in a simple, effective and unobtrusive way.



- 3.5. As an additional feature, and to take advantage of the views across the landscape, a small balcony is proposed across the frontage to also provide shelter to the front door and summer shade to the ground floor windows. The cill of the central window is also dropped to create an access to the terrace.



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. The additional WCs can be accommodated by the existing mains drainage. .
- 3.8. Waste and Recycling - There will be improved waste and recycling storage within the new utility room.
- 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 predominantly hard paving 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 not suitable for bat roosts and there is no alteration proposed to the existing roof, which will be extended with matching materials. 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 extension and improvement to the existing property in response to it's context and setting.
- 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 in consideration of the application.