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Fig.1 Aerial of view of site as indicated

**DESIGN, ACCESS AND PLANNING STATEMENT**

**Project:**

Proposed New Dwelling and Vehicular Access

Elmsleigh, Pettridge Lane, Mere, BA12 6DG

**February 2026**



## 1. Site and Surroundings/Context

- 1.1. The site is located to the south of Mere town centre along Pettridge lane.
- 1.2. On the site stands Elmsleigh, a detached two storey Victorian period house, stone built under a clay plain tile roof. Sited gable end on to Pettridge Lane from which it gains access, it sits in the northwest corner of a large garden with a southerly aspect across part of the garden.
- 1.3. In the northern corner of the garden is a collection of sheds.
- 1.4. This lane is characterised by individual houses set in their own grounds fronting on to Pettridge lane and in this regard Elmsleigh departs from the norm.
- 1.5. Houses either side are set well back from the land, whilst Elmsleigh lies much closer.
- 1.6. To the rear is a large open and extensive garden to Elmwood House.
- 1.7 The site is slightly elevated above the lane which starts to descend south-eastwards at this point.
- 1.8 The site is currently divided into two halves between amenity and formerly productive garden. The latter is the proposed site of new dwelling.



Figure 2: Southern elevation of Elmsleigh



Figure 3: Proposed site of new dwelling currently populated with garden sheds.

## 2. Proposal

- 2.1. The applicants would like to create a new family home in one half of the garden. The plot created would be approximately 650sq.m. and would match that of the remaining Elmsleigh, and so would not be dissimilar from that pertaining in the locality along Pettridge Lane.
- 2.2. The site of the new dwelling is occupied by a series of single storey corrugated iron and timber sheds and greenhouse that will be removed (see photo.3)
- 2.3. The existing access would be used for the new dwelling requiring the removal of a modern concrete block single bay garage and small rear lean-to (Figs 4&5).



Fig.4 & 5 Modern concrete block garage and lean-to to be demolished

2.4. The new access will require the removal of a modern timber shed (see fig.6)



Fig.6 Timber shed at front of site to be removed

2.5. Elmsleigh would be of similar size to that of Elmsleigh and again would not be dissimilar from other neighbouring houses.

2.6. Elmsleigh backs up closely to the boundary with The Red House such that it has a southerly aspect over the full length of its garden, this arrangement is repeated for the proposed property and means access and parking is discretely accommodated at side and rear.

2.7. Kildare to the south presents a largely blank gable to the plot apart from a single first floor bathroom window. This currently overlooks the existing garden but this is an existing situation. There is 19m between the bathroom window (fig.7) and the proposed house.



Figure.7 View of Kildare from plot.

2.8 To the North a recently approved dwelling presents a gable onto the north boundary with has a single secondary window to the living room at ground floor. The proposal responds to this by ensuring this has only a single bedroom window in this elevation avoiding overlooking of the private garden.

### 3. Design

- 3.1. The design of the proposal has been reviewed follow comments received to an earlier application. The plan has been rotated with some of the more contemporary elements removed and window design and positions altered to reflect changes to internal layout. The design follows traditional elements of surrounding architectural form, with gables fronting neighbouring gables to the south and west, with a similar roof pitch and ridge height.
- 3.2. The proposal's position onsite respectfully continues the building line along the northern elevation and minimises its massing from the roadside. A road side elevation shows the position of the proposal behind Elmsleigh with the approved House No.2 on The Red House site also shown. In addition a simple block massing model shows three views along the road side which is a more accurate perspective of how the proposal will actually be viewed from the road side. Approach views are currently restricted by existing vegetation and road side walls and fence.
- 3.3. In order to maximise each plots garden, it is proposed that a small outbuilding and lean-to to Elmsleigh's rear are demolished to allow for sufficient access to the new dwelling. This provides sufficient parking adjacent to each property, one that does not impose on the south facing garden views/light.
- 3.4. The palette of materials blends reflects its surrounding using stone, render and timber classing with slate roof.

### 4. Planning Policies

- 4.1 Mere is identified as a Local Service Centre under Core Policy 17 of the Wiltshire Core Strategy January 2015. As such modest levels of growth are permitted in order to safeguard their role.
- 4.2 As a two-storey house within the built up area of the town landscape issues do not arise.
- 4.3 Planning Policies:-
- Core Policy 1 - Settlement Strategy
  - Core Policy 2 Delivery Strategy - presumption in favour of sustainable development
  - Core Policy 17 Mere Community Strategy
  - Core Policy 41 Sustainable Construction and Low Carbon Energy
  - Core Policy 50 Biodiversity and Geodiversity
  - Core Policy 51 Landscape
  - Core Policy 57 Ensuring High Quality Design and Place Shaping
  - Core Policy 58 Ensuring the Conservation of the Historic Environment

CP60 Sustainable Transport  
CP61 Development Impact on the Transport Network  
Saved Policy Salisbury District Local Plan  
Policy G2 General Criteria for development

#### 4.4 Planning Considerations

Principle of Development  
Impact on the Character of the Area  
Impact on Residential Amenity  
Surface Water Drainage  
Highways, Movement and Parking

##### Principle of Development

4.1 The site lies within the settlement of Mere which is identified as a Local Service Centre in the Wiltshire Core Strategy. in the Settlement Strategy and so is considered a sustainable settlement. On that basis the principle of creating a new dwelling within the settlement is acceptable.

##### Impact on Character of Area

4.2 As set out above the locality is characterised by a mix of detached dwellings. Mainly set back from the road in a variety of dwelling and plot sizes these are a variety of types, styles and ages and well as materials. This eclectic mix gives broad scope for design approach and materials (see figs 8 & 9).





Figs 8 & 9. Example of mix of nearby houses along Pettridge Lane

4.3 Houses are generally set back from the road on the north side of Pettridge Lane with Elmsleigh House being the exception being places closer to the road with the proposed new dwelling behind. The proposal is in line with the set back of other dwellings to both north and south, including the recently approved House 2 in the garden of The Red House

4.4 Therefore the new dwelling would be largely screened from view. However, the proposal seeks to provide an attractive dwelling using a traditional style building envelope with a more contemporary 'flavour' in terms of fenestration and combination of materials. The resulting design lends a more contemporary feel to the locality which would fit with the variety of styles and materials evident in the local street scene.

4.5 The demolition of the modern garage will see the loss of a rather utilitarian building and better reveal Elmsleigh house which can be seen as an improvement in the street scene.

#### Impact on Residential Amenity

4.6 The proposal has been orientated to ensure the reasonable amenities of surrounding properties owners are not adversely affected. The extensive gardens of Elmwood House to the east mean there is considerable distance between properties with Elmwood House itself, and its private garden screened from view as can be seen from fig.1. Windows at first floor are confined to two small bathroom windows only.

4.7 Kildare, to the south, presents a largely blank gable to the site. No overlooking arises from principal living rooms. The first-floor window to the east serves a bathroom.

4.8 The proposed west facing bedrooms of the new dwelling face toward the east windows of Elmsleigh which are slightly offset. One window serves a bathroom and is already half obscure glazed. The other window serves as a secondary window to a bedroom. As bedroom privacy normally dictates that occupiers draw curtain of blinds so no actual mutual overlooking occurs. Notwithstanding both windows are proposed as fully obscured glazed. In that way any overlooking is avoided.

4.9 As noted above, the recent approval of a new two storey dwelling to the north presents a largely blank gable to the boundary with a single secondary living room window facing the boundary.

### Surface Water

4.10 The site is designated as at low risk from river or surface water flooding and is well clear of those areas that are at higher risk. There is no indication that the site suffers from ground water flooding.

4.11 The host dwelling relies on soakaways for surface water drainage, and the same approach is proposed here. Parking/hardstanding is proposed as gravel to ensure high levels of permeability with roof water directed soakaways.

4.12 Existing buildings on the site cover nearly 60sq.m. of the proposed new dwelling site compared with the building footprint of 93 sq.m. On this basis the increase in impermeable area is some 33 sq.m. which is a modest increase which a new soakaway will be provided for.

### Highways

4.13 The proposal seeks to create a new access to serve the existing dwelling whilst the existing access will serve the new dwelling. Wiltshire Highway Authority have been consulted to establish the acceptability of such a proposal and what requirements for visibility splay would be required.

4.14 The consultation established an acceptable location for the new access meeting the necessary visibility splay requirement and this is what has been shown on the submitted site plan.

### Ecology and Biodiversity

4.15 A preliminary roost assessment was carried out which identified potential bat roosts. Whilst the main roof is unaffected by the proposed the single storey leant was found to be an occasional roost having low conservation significance requiring a low impact license to be obtained.

4.16 An Ecological Impact Assessment was carried out and a need for offsite compensation was identified in the biodiversity metric.

4.17 Both documents are attached with the application.

### Trees

4.18 There are two small beech trees located in the northeast corner. An existing outbuilding runs under the canopy, and this will be removed. The new parking area will replace this with a permeable gravel surface outside of the root protection area and the trees can easily be protected during construction works.

4.19 Removal of the building and re-surfacing with gravel will ensure no long-term impact on the health of the trees.

### Other Matters

4.20 Bin storage can be accommodated on the site at the rear near the utility room.

4.21 An EV charging point can be provided convenient to the parking area.

## **5. Summary**

5.1. Elmsleigh is a detach family house set in a large garden. The house is sat on one side of the garden lending itself to sub-division to accommodate another dwelling.

- 5.2 Lying within the settlement boundary of Mere the principle of a new dwelling is acceptable
- 5.3. The proposal would look to provide a similar size dwelling to Elmsleigh offering a modern interpretation of a traditional housing form.
- 5.4. Both the resulting plot size and house would be similar size to those in the locality.
- 5.5. The proposals design respects the local vernacular with a gabled form using a traditional and contemporary materials palette. Its position continues the building line along the northern boundary and is set back from road, whilst its massing size and orientation imitates its neighbours for architectural continuity.
- 5.6. The arrangement of the proposal and associated proposals ensures that no overlooking arises that would affect the reasonable amenity of neighbours.
- 5.7 The removal of the garage and outbuilding at the front of the site will improved the appearance of the area.
- 5.8 The access has been subject to consultation and the proposed location with visibility splays follows the advice given.

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