

DESIGN & ACCESS STATEMENT FOR HOUSEHOLDER PLANNING APPLICATION CRAN-LEA, LONGSPLATT, SN13 8DF

P O R T A L
A R C H I T E C T U R E

REVISION P1 FEBRUARY 2026



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1 INTRODUCTION

This document has been prepared to support a planning application for a rear extension to Cran-Lea,
Longsplatt, SN13 8DF



3 SITE FEATURES & CONTEXT

Cran-Lea is a detached post-war bungalow located on the edge of a small hamlet of contemporaneous similar styled properties. The bungalow is set back from the road and has its own driveway,. To the north and eastern side of the property is a track that links Longsplatt with the main road to the south and front of the house.

The house is located within Box Civil Parish and sits close to the southern edge of the Cotswold Area of Outstanding Natural Beauty as well as West Wiltshire's designated Green Belt.

Many of the properties in the hamlet have been extended both upwards into the loft space and outward to create additional living space.

To the north and rear of the property is an ornamental pond and various shrubs. To the south the house is screened partially screened

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Close-Up view of south elevation



Front of the house facing south



Three quarter view from the east and north

4. RECENT PLANNING PRECEDENTS IN LONGSPLETT SN13 8DF

21/00496/FUL

Proposal

Remodelling of existing roof to facilitate additional accommodation within roof space; remodelled front bay window; alterations to existing windows; demolition of existing conservatory; and internal remodelling.

Approved

20/01121/FUL

Proposal

Erection of single storey double garage to replace existing.

Approved

7 DESIGN PROPOSALS

This application seeks to gain approval for the following aspects of work:

Ground Floor Extension to the rear and side with a pitched roof single storey extension to create a new kitchen and utility room. The new kitchen would have a vaulted ceiling with 2 Velux roof-lights facing north.

Internal remodelling

The ground floor would be remodelled to create a new extension to provide a kitchen, utility room and ground floor shower/wc and a staircase to the proposed loft.

Windows and Doors

The existing uPVC windows and doors would be retained and new glazed doors to the south elevation of the extension would match the existing

The development will be harmonious with the existing house and the roof-scape will be remodelled so that the extended roof will marry in with the existing with tiles to match.

The new wall will be rendered and painted to match the existing.

The proposed extension will project 3 metres beyond the existing house on the eastern flank and 4.35 metres to the north.

Area and Volume

Existing

Ground Floor	
Gross Internal Floor Area including verandah	112 m ²
Loft Space	45m ²
Garage	12m ²

Existing Total Gross Internal Floor Area169m²

Existing Total Volume359m³

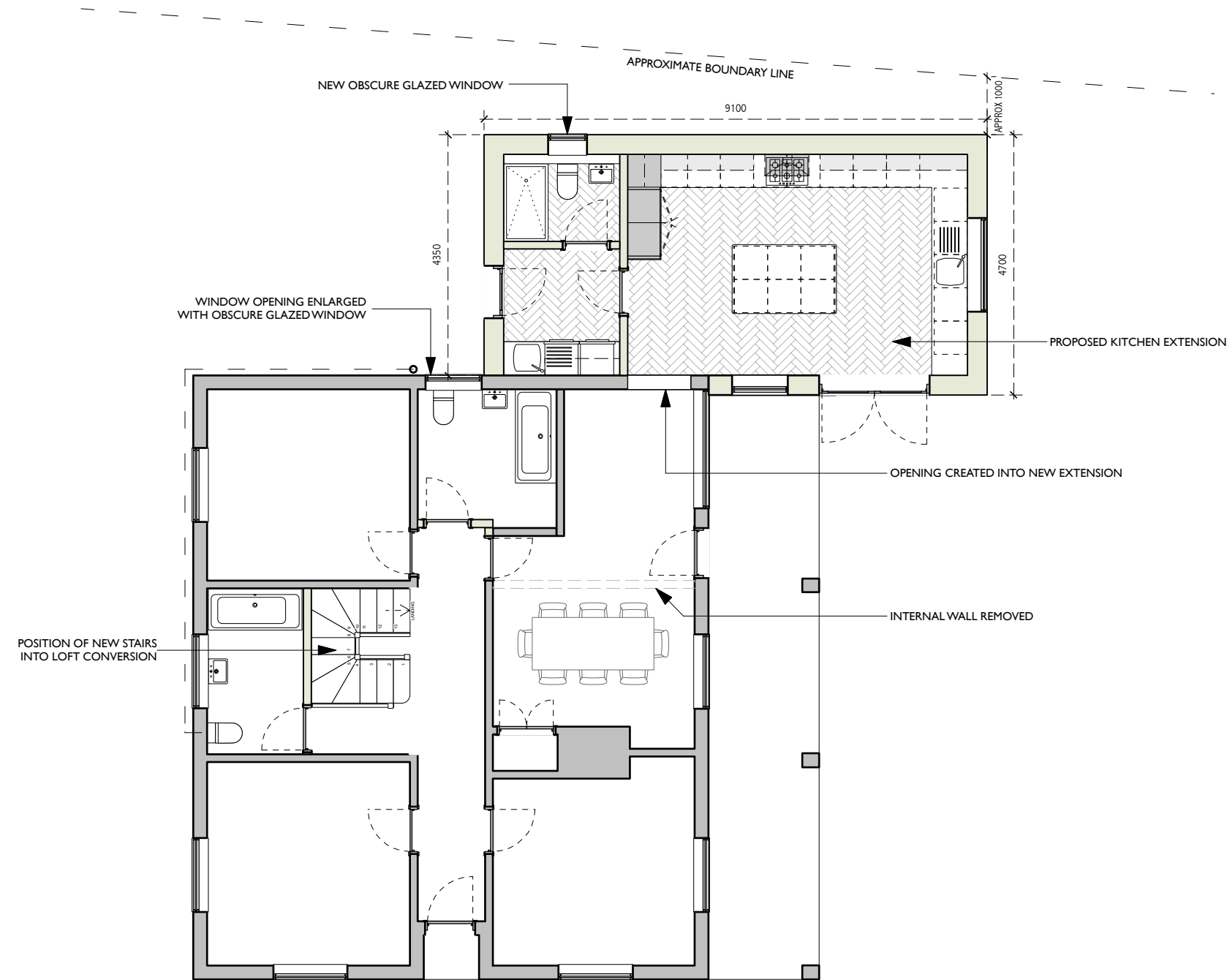
Proposed

Ground Floor	
Gross Internal Floor Area including verandah	147 m ²
Loft Space	45m ²
Garage	12m ²

Proposed Total Gross Internal Floor Area204m²

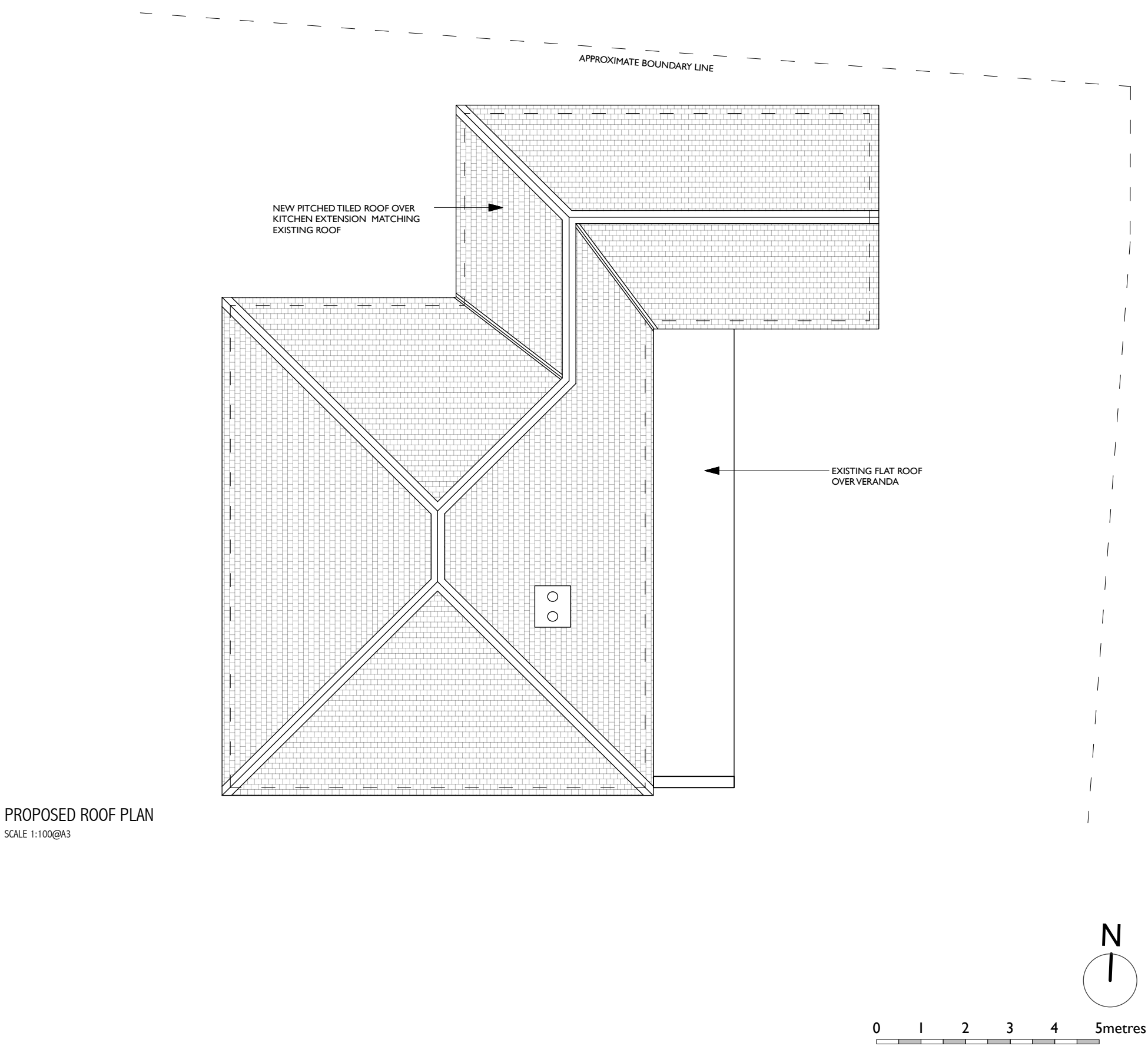
Proposed Total Volume383m³

7 DESIGN PROPOSALS



PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A3

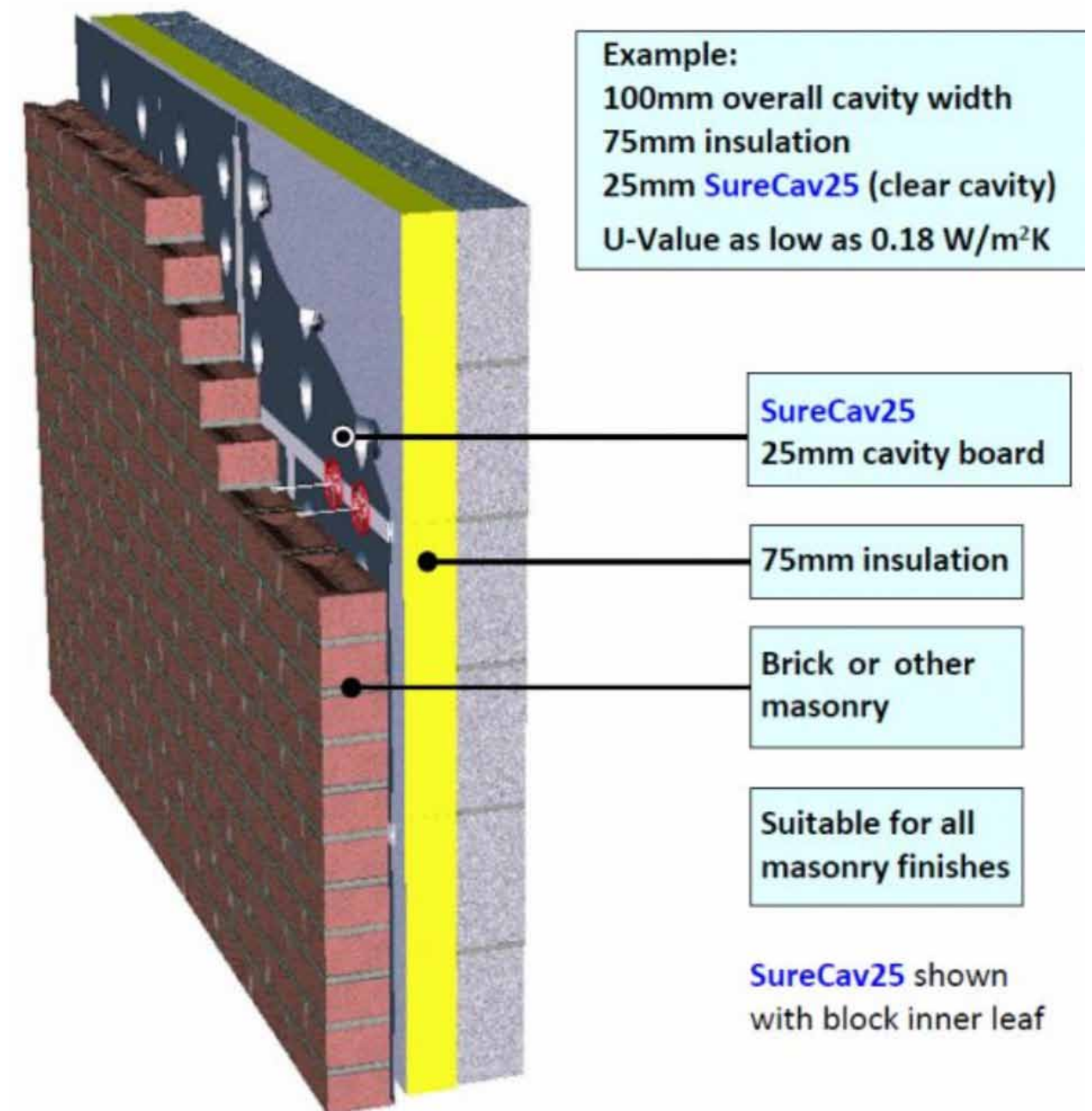
7 DESIGN PROPOSALS



9 ACCESS & SUSTAINABILITY

No material changes are proposed to the current parking arrangements. Even though an additional bedroom is proposed, there is sufficient parking available on the current driveway to accommodate any additional requirements that are deemed necessary as a result of the increase in size of the property. The existing house is on one level and is wheelchair accessible. The new extension will have the same floor level as existing.

The proposal is to achieve to 2020 Building Regulation standards to the extension using cavity wall construction with insulation to achieve a U value $0.18\text{W/m}^2\text{K}$. The new windows are to be double glazed giving a U value of $1.3\text{W/m}^2\text{K}$.



RELEVANT PLANNING POLICIES

NE1 WESTERN WILTSHIRE GREEN BELT

In the Green Belt, outside the village of Box, approval will not be given, for the construction of new buildings, other than:

- i) For agriculture and forestry;
- ii) Essential facilities for outdoor sport and recreation, for cemeteries and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purpose of including land within that designation;
- iii) The limited extension, alteration or replacement of existing dwellings or existing employment buildings.

The re-use of buildings will be approved providing:

- (a) it will not have a materially greater impact than the present use upon the openness of the Green Belt and the purposes of including land within that designation;
- (b) strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purpose of including land within that designation; and
- (c) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction.

Approval will not be given for development, which would not preserve the openness of the Green Belt, nor would conflict with the purpose of including land within that designation.

6.1 The Western Wiltshire Green Belt was originally approved in 1966 and is part of the larger Green Belt around Bath and Bristol, which was introduced to check the sprawl of development on the edge of the built-up areas and to safeguard the surrounding countryside from development pressures. This policy will have regard to, and be read in the context of, national Planning Policy guidance.

6.2 The particular objectives of the Western Wiltshire Green Belt, relevant to North Wiltshire, are:

To maintain the open character of undeveloped land adjacent to Bath, Trowbridge and Bradford on Avon
To limit the spread of development along the A4 between Batheaston and Corsham

6.3 Existing Villages in the Green Belt:

It is proposed to allow no new building beyond the categories normally appropriate in the Green Belt. This includes the scattered settlements of Ashley, Box Hill, Ditteridge, Kingsdown, and Middlehill. In the case of the village of Box, North Wiltshire Local Plan 2011