



RCC TOWN PLANNING CONSULTANCY



Site: Three Ways Spout Lane Seend Melksham SN12 6PE

Proposal: Alterations and extensions to existing dwellinghouse including creation of a first floor

On behalf of: Nathan and Eleanor Etherington

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RCC TOWN PLANNING CONSULTANCY

PLANNING STATEMENT

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1.0 INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a householder planning application for extensions and alterations to remodel the property known as Three Ways; a single storey bungalow at Spout Lane in Seend.
- 1.2 Permission is specifically sought for the raising of the eaves and ridge line of the existing bungalow to enable the construction of first-floor extensions above the existing ground floor as well as the addition of replacement and modest new extensions. The proposal seeks to extend and enhance the existing living accommodation to better suit the needs of the occupants and make more efficient use of the plot, while remaining in keeping with the surrounding residential character.
- 1.3 This statement outlines the proposed development and demonstrates its compliance with the relevant policies of the development plan, and the advice set out within the National Planning Policy Framework (NPPF), to assist the Local Planning Authority in its determination.



2.0 SITE CONTEXT

- 2.1 Seend is identified as a Large Village within the Wiltshire Core Strategy (WCS). It is a rural settlement that has historically developed along the principal east–west transport route (now the A361), which follows the ridge line through the village. The area is not subject to any statutory landscape designations.
- 2.2 The historic core of Seend is designated as a Conservation Area and contains a number of listed buildings. While the application site falls outside the Seend Conservation Area, it lies adjacent to this designation and close to several listed buildings¹ (see figure 2 overleaf).
- 2.3 Beyond this historic core, the settlement grew during the 20th century, with notable examples of modern housing located throughout the village. Of contextual relevance is the residential estates of Cooks Close and The Lye (predominantly developed during the 1970s and 1980s) which extended beyond the High Street to the north. These 20th century estates are situated to the immediate east of the application site and contain a combination of two-storey red brick houses and rendered bungalows typical of their period.
- 2.4 In contrast, Linden House and The Hawthorns are modern, large, link-detached dwellings situated immediately to the west of Three Ways and were constructed in what was the original residential curtilage of Three Ways. These properties are constructed in dark orange brick with slate roofs and share a common access from Spout Lane with the application site.
- 2.5 To the south, beyond the tree-lined garden boundary, the High Street forms part of the Seend Conservation Area and is characterised by predominantly historic, large-scale detached properties set within generous plots, with local stone and brick featuring prominently within the streetscape.
- 2.6 The surrounding built form is therefore varied in character, comprising a mix of twentieth-century residential development alongside larger detached properties of both historic and contemporary origin. However, Three Ways is more closely associated with nearby contemporary dwellings and larger detached properties rather than the historic core of the Conservation Area.
- 2.7 To the southern boundary, the mature lime tree is subject to Tree Preservation Order (TPO) E/237.
- 2.8 Annotated aerial photographs showing the site and its immediate context are overleaf:

¹Closest being Seymour Lodge; Greenheys; Seend Green House (and its separately listed walls, summerhouse and stable block) and Egypt Farmhouse – all Grade II listed





Figure 1: Aerial photograph showing location of Three Ways

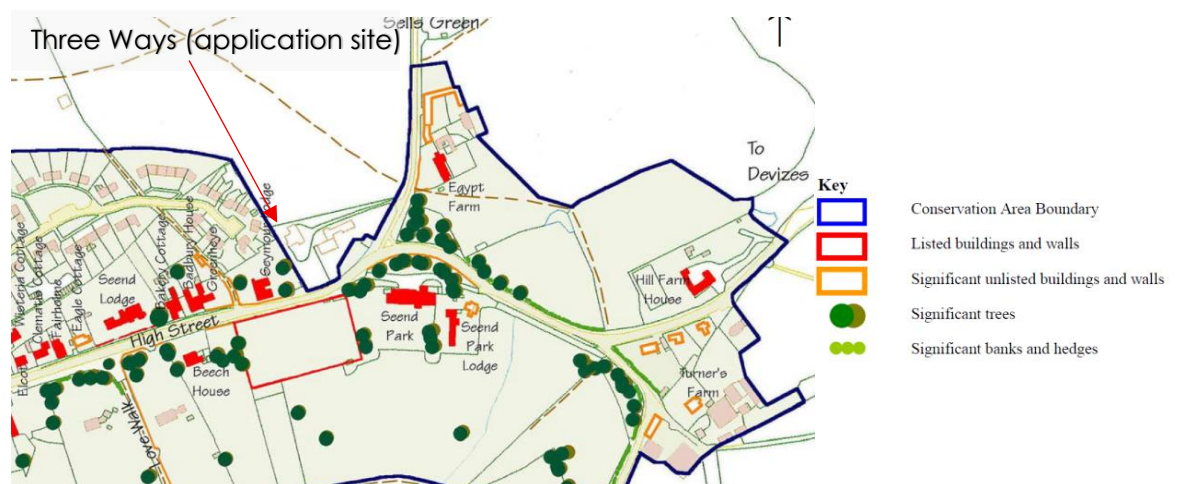


Figure 2: Extract from Seend Conservation Area Statement



- 2.9 The application site itself comprises the detached three-bedroom bungalow set within a generous, rectangular-shaped plot. The dwelling is understood to date from the late 1960s and is positioned toward the northern extent of the site. It has been subject to modest extensions to both the north and south. An attached double garage is located to the side of the bungalow, with a substantial open parking and turning area situated to the front of the property (see figures 3 and 4). The site is accessed via a shared private drive from Spout Lane, which is also used by the two neighbouring dwellings.
- 2.10 The curtilage is relatively enclosed and well-defined, with the principal garden area extending predominantly to the south of the dwelling. The overall plot size and layout provide a sense of spaciousness consistent with the character of development in this part of the village.
- 2.11 The site is not readily visible from the High Street due to the presence of mature trees (including the lime tree subject to the TPO) and general planting within the southern area of the garden and along parts of the western boundary. This creates a secluded plot, particularly in relation to the A361 to the south and views from within the conservation area.
- 2.12 Medium and longer-distance views towards the site are possible from the public footpath network located on higher ground to the north (notably footpaths SEEN6 and SEEN24). However, these views are limited by distance (approximately 80 metres at the closest point), intervening topography, and vegetation, with the site sitting below the level of the footpaths. Any views of the proposed development would be transient in nature and read alongside the backdrop of surrounding built development.



Figure 3: Photograph of Three Ways and its secluded site from the sales details



Figure 4: Photograph of Three Ways and its parking area – view looking north



Figure 5: View looking across the site entrance towards The Hawthorns and Linden House



Figure 6: View of The Hawthorns from the garden of Three Ways



Figure 7: View of Cooks Close (left) and glimpsed view to Seymour Lodge (right) – both from within the curtilage of Three Ways



3.0 DEVELOPMENT PROPOSAL

- 3.1 The dwelling is currently in a declining state of repair and requires modernisation and investment. The applicants are a local couple who have acquired the property from a family member with the intention of improving and updating the dwelling to provide a high-quality long-term home within the village of Seend.
- 3.2 The proposed development seeks planning permission for alterations and extensions to the existing single-storey bungalow in order to improve its functionality, internal layout and general appearance. The property is very 'dated' and lacking in design quality, both in terms of materials & details and overall architectural form. In particular, the applicants are seeking to modernise the property by providing improved internal accommodation and create a stronger relationship to the garden, while respecting the character and setting of the conservation area and the amenity of neighbouring dwellings.
- 3.3 The proposals include the following:
 - I. The upwards extension of the existing footprint, (but with a small increase in the width of the current sitting room), raising the ridge height by a maximum of 2.2m. The existing garage of 43m² would be removed and replaced by a new attached garage of only 36m². The dwelling itself would be increased in gross-internal floor area from 120m² to 254m², which is reasonable for a family home in this location.
 - II. Alterations to the existing roof form to maintain a traditional pitched roof arrangement, but the upwards extension and replacement garage provides an opportunity to introduce slightly steeper pitches than the existing, shallower 1970s style pitches and to use a traditional natural slate covered roof to replace the existing concrete tiles.
 - III. Internal reconfiguration of the existing layout to provide improved living accommodation typical of a modern family home.
 - IV. Associated external works, including alterations to the driveway, parking provision and landscaping.
- 3.4 The scale and form of the proposed works have been carefully considered to ensure they remain appropriately scaled for the size of the generous plot and that the main garden area and parking provision are not substantially altered. The overall ridge height of the dwelling would be 8.2 metres, which whilst representing an increase of 2.2 metres over the existing structure, would still be 0.8 metres lower than The Hawthorns and Linden House.
- 3.5 The modest 1.6m extension in width of the current sitting room is designed to enable the kitchen and dining area to be located there and to use this to improve the connection between the principal living spaces, (in particular the kitchen) and the rear garden with larger openings and direct access onto the garden. The layout has been arranged to maximise daylight penetration into the centre of the plan and to enhance the usability of the internal spaces.
- 3.6 The external appearance of the design is intended to reflect the typical materials and details of the Seend Conservation Area whilst maintaining a contemporary style and





presenting a high-quality design outcome. The influences for the materials selection and some of the key details are illustrated on the submitted context sheet, ref:25077-112.

- 3.7 The existing external walls will be rendered with a chalk-colour textured finish in order to cover the existing inappropriate artificial stone. The first floor walls would have a warm, orange-red brick facing to reflect the typical brick texture and tone of the properties along the High Street.
- 3.8 Stone cills will be used for the windows, to provide interest in the appearance and also to reflect the use of stone in relation to windows within the conservation area.
- 3.9 The roof will be finished in a natural grey slate covering, which is again very typical of houses and cottages along the High Street.
- 3.10 Windows and doors will be white, traditional flush-casement types, and with some Oak-framing forming the entrance projection and dormer element. The entrance door and garage doors would have a grey finish to help blend with the grey slate roof.
- 3.11 The existing driveway and parking arrangements will be enhanced to provide spaces for two cars in the garage and 2-3 cars parked on the driveway.
- 3.12 Existing boundary treatments will be retained, including the TPO lime tree which is sufficient distance from these proposals to remain unharmed (circa 24m to the south). Detailed landscaping proposals can be provided under a suitable planning condition if required.



4.0 PLANNING POLICY CONTEXT

- 4.1 Under the provisions of section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 At the current time, the Development Plan comprises the Wiltshire Core Strategy (WCS); 'saved' policies of the Kennet District Local Plan; Seend Neighbourhood Plan and any adopted Supplementary Planning Guidance (e.g. Wiltshire Design Guide).
- 4.3 At the national level, the National Planning Policy Framework (NPPF) is the foremost material consideration. This is supplemented with the National Planning Practice Guidance (NPPG).
- 4.4 The pertinent policies and guidance are set out in the associated tables:

WILTSHIRE CORE STRATEGY

Policy	Title
51	Landscape
57	Ensuring High Quality Design and Place Shaping
58	Ensuring the conservation of the historic environment
61	Transport & Development

RELEVANT SPDs

Title
Wiltshire Design Guide (2024)

SEEND NEIGHBOURHOOD PLAN

Policy	Title
SP1	Locally Distinctive High-Quality Design
SP2	Seend Conservation Area
SP4	Landscape and Local Key Views

PLANNING POLICY FRAMEWORK

Chapter	Title
12	Achieving well-designed places
14	Meeting the challenge of climate change, flooding and coastal





	change
15	Conserving and enhancing the natural environment
16	Conserving and enhancing the historic environment



5.0 PLANNING ASSESSMENT

Design and impact upon heritage assets

- 5.1 The assessment of design must begin with a clear understanding of the context in which development will be read. Core Policies CP51 (Landscape) and CP57 (Design) of the core strategy require development to demonstrate a high standard of design that responds positively to local character, landscape and townscape context. CP58 (Heritage) further requires that development should conserve the historic environment and avoid harm to the setting of designated heritage assets, including Conservation Areas, where such harm can be reasonably avoided or mitigated.
- 5.2 The Wiltshire Design Guide SPD (adopted March 2024) reinforces the importance of contextual analysis, stating that:

"An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region is necessary when making decisions on the siting, design and identity of new developments. It ensures they are well grounded in their locality and more likely to be acceptable to existing communities."

- 5.3 This guidance is particularly relevant in locations, such as the application site, where a diversity of built form exists. The application site comprises an existing bungalow dating from the mid-20th century, typical of 1960s single-storey development. The dwelling is not architecturally distinguished and does not make a positive contribution to either the immediate streetscene or the wider setting of the adjacent Conservation Area. Its single-storey form contrasts with the prevailing built context, which is predominantly characterised by a mix of detached and semi-detached dwellings of differing ages, scales and architectural styles, the vast majority of which are two storeys in height.
- 5.4 As shown on the submitted plans, the design approach has been to fundamentally re-evaluate the dwelling rather than to incrementally extend or replace completely. The proposal therefore extends upon the existing ground floor accommodation (with modest extension) to create a well-proportioned, contemporary two-storey dwelling that reflects the scale and presence of neighbouring development, while remaining visually contained within its generous plot.
- 5.5 It is acknowledged that the extensions would not be subordinate in scale and massing to the original bungalow, as encouraged by Annex D of the Wiltshire Design Guide. However, there are no policies within the Wiltshire Core Strategy that seek to control or limit the size of extensions per se. Proposals must instead be assessed on their individual merits, with particular regard to design quality, landscape impact and contextual response.
- 5.6 In this case, the existing dwelling is of limited architectural merit and its transformation into a two-storey property would better reflect the prevailing character of the area. The resulting dwelling would be of a much higher standard of design being well proportioned with a more detailed fenestration and replacement of materials with those of a much higher quality. The resulting dwelling would sit comfortably with the varied character of the surrounding streetscene, including the conservation area. Not only do the proposals





represent a significant improvement to the design quality of Three Ways but they would also represent a significantly enhanced environmental performance of the property. Improved insulation, air-tight windows and the introduction of solar panels are all important aspects of the design.

- 5.7 In order to ensure the first-floor extension marries with the existing ground-floor, the external materials will be comprehensively updated. The ground floor will be finished in chalk-coloured render and the first-floor will be finished in orange-red brickwork. The brickwork has been introduced to provide visual interest and to reference the use of traditional local materials. The roof, which will be the most prominent aspect of the proposal, has been designed with a deep eaves to reflect surrounding properties and natural slate will replace the existing concrete tiles. This reflects a traditionally used roofing material and is far more appropriate. Fenestration will be reorganised and upgraded, with the replacement of existing windows by high-performance white, flush-fitting, casement windows throughout. Collectively, these changes will significantly enhance the appearance of the dwelling while delivering meaningful improvements to energy efficiency and building performance.
- 5.8 It is acknowledged that the scheme involves a significant alteration to the appearance of the dwelling and an increase in floorspace. However, whilst the scale of change is recognised, we submit that the site is of sufficient size to comfortably accommodate a dwelling of this form without appearing cramped, or overdeveloped. The ridge and eaves height of Three Ways would be comparable to the surrounding development as set out in the table below:

Property	Ridge Height (m)	Eaves Height (m)
Three Ways – Proposed dimensions	8.2	5.2
The Hawthorns	9	4.6
9 Cooks Close	8	5.2

- 5.9 While the site lies outside the Conservation Area, it is acknowledged that development has the potential to affect its setting. As described in the Seend Parish Character Statement (2020), Seend Village and the conservation area is particularly characterised by its open grain to the southern side of the settlement with large gardens and houses, which have expansive views across the valley towards Salisbury Plain. To the north, where the application site lies, the grain is more compact where to the rear of the historic High Street, houses are arranged in estates.
- 5.10 In this instance, the existing bungalow does not positively contribute to that setting. The proposed redevelopment, while larger in scale, would result in a high-quality, well-designed dwelling that reflects the scale of nearby buildings (both contemporary and historic). Together, the improved design and use of more appropriate materials result in a dwelling that would have a positive impact on the setting of the appearance of the conservation area.





- 5.11 It is also re-emphasised that views of the site are substantially limited, particularly because of the mature trees to the southern aspect of the site. Filtered and glimpsed views of the dwelling will be possible from Spout Lane/High Street. However, similar views already exist of The Hawthorns and Linden House, as well as other larger historic properties within the Conservation Area itself. The main view of the extended dwelling would be as one enters Seend from the south-east – where Seend Hill meets the High Street and where a gap in tree cover exists. However, the dwelling would be set behind The Hawthorns and Linden House and has a lower ridge height than these dwellings. These views would be short-lived and transient as one passes by. The proposal would therefore be read as part of the established built-form, rather than as an isolated or incongruous form.
- 5.12 The application site lies to the north-east of Seymour Lodge, a Grade II listed building. However, Seymour Lodge is positioned close to the High Street with its expansive garden and mature treed boundary separating the two dwellings. Seymour Lodge is also positioned at a slightly raised level above Three Ways and to its immediate north it abuts the modern estate of Cooks Close. Figure 7 shows the trees, wall and vegetation that serve to screen and separate the two sites. Within this context of separation, modern development and improved design to Three Ways, the proposal is not considered to harm the setting of the listed building.
- 5.13 As such, the development would not cause harm to the significance or setting of the Conservation Area or the setting of nearby listed buildings, in accordance with CP58.
- 5.14 In landscape terms, the site sits on lower ground relative to the surrounding countryside to the north, limiting longer-range views. Again, the extensions would be framed by existing mature planting and the extended dwelling read alongside the surrounding modern two-storey dwellings.
- 5.15 For the reasons set out above, it is concluded that the proposed alterations and extensions would not result in unacceptable harm to the character or appearance of the streetscene, the wider landscape, or the setting of the adjacent Conservation Area or nearby listed buildings. The proposal accords with Core Policies CP51, CP57 and CP58 of the WCS, policies SP1 and SP2 of the SNP and the principles of the Wiltshire Design Guide SPD.

Residential Amenity

- 5.16 Turning to matters of residential amenity, policy CP57 (vii) requires development to have regard to the compatibility of adjoining buildings, the impact on amenities of existing occupants and ensuring appropriate levels of amenity are achievable.
- 5.17 In this case, it is considered that the extensions to create a two-storey dwelling can be achieved in a manner that responds sensitively to the neighbouring properties. In particular, the design process has focussed on ensuring that there are no windows that could result in direct overlooking and that sufficient separation distances were achieved, resulting in a satisfactory relationship.
- 5.18 The closest properties of Cooks Close (no's 9 & 10) are located to the west of the application site and are two-storey in scale. The properties are set at an oblique angle to





Three Ways and the closest window of Three Ways would be over 22m away. The properties are set sufficient distance apart so as not to give rise to issues of dominance.

- 5.19 The Hawthorns is sited to the west of the application site and shares the access drive with Three Ways, as well as Linden House. The proposed first-floor windows will look directly east, towards the shared access drive and parking area/garage serving The Hawthorns. Views to the first-floor windows would be at an extremely acute angle and would not therefore be direct, also given the distances involved. Again, given the separation distances, a neighbourly relationship will be maintained.
- 5.20 As described above, Seymour Lodge is visually screened and separated from the application site by extensive boundary planting. Again, there is good degree of separation between the properties, which together with the slight change in levels and intervening boundary wall and planting results in a satisfactory relationship between Seymour Lodge and the extended dwelling.
- 5.21 For these reasons, it can be concluded that the proposals will not cause any demonstrable harm in terms of a loss of residential amenity to any of the neighbouring properties. As a result, the proposal satisfies the terms of criteria (vii) of policy CP57 of the WCS that requires regard to be given to the compatibility of adjoining buildings and uses.

Highway Safety

- 5.22 Existing off-street parking arrangements via the driveway will be retained. There are no changes proposed to the current access Spout Lane.



6.0 CONCLUSION

- 6.1 This statement has demonstrated how the proposals for alteration and extensions of the existing dwelling, conform to planning policy at all tiers.
- 6.2 The proposals have been designed so as to reflect the character and appearance of the surrounding residential development whilst respecting the setting of nearby heritage assets. The site is large enough to accommodate the extended dwelling, which is commensurate in scale with the surrounding built form, whilst still retaining a generously sized garden. The proposal retains a safe access and adequate provision for parking for the existing dwelling.
- 6.3 This statement has also shown that the proposed works can be successfully accommodated on the site without having any detrimental impact on the amenities of the occupiers of the neighbouring properties by way of overshadowing, having an overbearing impact or a loss of privacy.
- 6.4 The Council is therefore requested to approve this application.

