

DESIGN & ACCESS STATEMENT (Revised 6th March 2026)

PROPOSED NEW DWELLING AT 65 LONGCROFT ROAD, DEVIZES, SN10 3AX

The proposed new dwelling is a detached single storey building set within the existing boundaries of 65 Longcroft Road, Devizes. The existing semi-detached bungalow is set within a generously sized plot with gardens to the rear, side and front. The existing building consists of facing brick walls, pitched roofs with concrete tiles and white UPVC windows and doors.

The proposed new dwelling is to be comparable in scale and design with neighbouring single storey buildings. The front elevation with a gable end and pitched roof is similar to the front elevation of No. 65. The face brickwork is to be Ibstock Tradesman Heather mixture, the roof tiles to be Marley concrete double Roman tiles, Old English dark red colour and windows/doors to be white UPVC. The building is to be set 2.0m from the existing dwelling and 2.0m from the boundary with No. 63 (North West boundary). The footprint of the proposed dwelling is 83m² which is similar to the approved three bedroom extension with garage which has a footprint of 88m². This extension was approved in 2021 with planning reference PL/2021/04224 and was set 2.0m from the North West boundary. There were no objections to this approved extension.

The proposed dwelling is to be insulated to the approval of the Building Inspector and to conform to Building Regulations a SAP rating will be provided. To improve the green credentials of the building, solar panels are to be installed on the roof to the South East elevation.

The proposed dwelling will be connected to the existing sewage system. The storm water will be connected to new soakaways as shown on the block plan. There are to be parking areas for two vehicles each for the new dwelling and the existing dwelling. Parking areas to be permeable block paving laid to falls away from the highway.

The vehicular access to the dwellings off the main highway will need to be extended beyond the existing. This work to lower the kerbs on the highway and re-lay the tarmac to the footpath to be approved by Wiltshire Highways Department.

An Ecology Report dated 8th January 2026 is attached to this document which was carried out by Johns Associates of Bradford on Avon. The report confirms that the development meets the conditions to qualify for an exemption to the BNG. The report states that further surveys are required for the potential impact to bats when the existing porch is removed.

An Ecology Report dated 3rd March 2026 is attached to this document covering the necessary bat survey required on the existing building. The report details the effect of the demolition of the porch, which they consider to be of a low-level nature, on the bats. A non-licenced Precautionary Working Method Statement (PWMS) will be implemented. This entails the presence of a bat licenced Ecologist during the demolition works. No works on the porch are to be carried out between November and March.

Bat-Enhanced Measures

Install one bat box (Greenwood's Ecohabitats two crevice bat box) on the East face of the existing chimney.

During the Ecology Survey carried out in January 2026, a common toad was observed within the site. Measures to be undertaken during construction to protect the toads are included in the Report.

Self-build exemption will be requested for both CIL and BNG. A Section 106 will be provided to the Planning Officer in due course to confirm these exemptions.