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Design & Access Statement

Proposed Erection of One New Dwelling Adjoining 79 Dickens Avenue, Corsham, Wiltshire, SN13 0AQ

This should be viewed in conjunction with the associated plans submitted, AH2025/81 Sheet 1 & 2.

Brief description of proposal

The application is a full planning permission for the erection of one new dwelling adjoining 79 Dickens Avenue, Corsham.

1. Introduction

- 1.1 This Design & Access Statement has been prepared in support of a full planning application for the erection of one new dwelling at 79 Dickens Avenue, Corsham, Wiltshire, SN13 0AQ.
- 1.2 The proposal comprises the construction of a new two-bedroom dwelling attached to the side of the existing semi-detached house. The development represents a modest and well-considered addition within an established residential area.
- 1.3 A similar form of development on this site was previously granted planning permission under application reference **08/00827/FUL** for a side extension to form two flats. The current proposal follows a comparable approach in terms of size, scale, massing and design, but delivers a single two-bedroom dwelling.
- 1.4 The proposal has been carefully designed to integrate successfully with the existing property and surrounding residential character, whilst providing appropriate parking and private amenity space for both the existing and proposed dwellings.

2. Site Description

- 2.1 The application site is located at 79 Dickens Avenue, a semi-detached two-storey dwelling situated within a well-established residential area of Corsham.
- 2.2 The surrounding area is predominantly residential in character, comprising semi-detached and detached houses of similar scale and appearance, set within generous plots.
- 2.3 The site benefits from:

- An established residential setting within the settlement boundary of Corsham
- Good access to local services, facilities and public transport
- A plot of sufficient size to accommodate an additional dwelling
- Adequate space for off-street parking and private garden areas

2.4 The existing dwelling occupies only part of the overall plot, with land to the side and rear providing an opportunity for sensitive residential infill development

3. Planning Context

3.1 The proposal has been assessed against relevant national and local planning policy, including the National Planning Policy Framework (NPPF), the adopted Wiltshire Core Strategy (2015), the Wiltshire Housing Site Allocations Plan, and the Corsham Neighbourhood Plan (made 2019). Together these documents form the statutory Development Plan for the area.

3.2 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

3.3 The Wiltshire Core Strategy establishes the strategic framework for housing delivery across the county. The following Core Policies are particularly relevant to this proposal:

- Core Policy 1 – Settlement Strategy: Corsham is identified as a Market Town where sustainable development within the settlement boundary is supported.
- Core Policy 2 – Delivery Strategy: Supports development within defined settlement boundaries where it contributes towards meeting identified housing needs.
- Core Policy 57 – Ensuring High Quality Design and Place Shaping: Requires development to respond positively to local character, maintain appropriate spacing, safeguard residential amenity, and integrate effectively with existing built form.
- Core Policy 58 – Ensuring the Conservation of the Historic Environment: Requires proposals to conserve heritage assets and their settings. The site is not subject to heritage constraints and the proposal preserves the character of the area.
- Core Policy 60 – Sustainable Transport: Requires development to be located in accessible locations and to provide appropriate parking provision.
- Core Policy 61 – Transport and New Development: Seeks to ensure that development provides safe access and does not result in unacceptable highway impacts.

3.4 The proposal accords with Core Policies 1 and 2 as it is located within the settlement boundary of Corsham and represents sustainable residential infill. It complies with Core Policy 57 through its appropriate scale, spacing and design, maintaining a clear spatial gap to No. 77 Dickens Avenue and avoiding a cramped or overbearing form of development. Adequate parking provision is provided in accordance with Core Policies 60 and 61.

3.5 The NPPF establishes a presumption in favour of sustainable development (Paragraph 11). Where a local planning authority cannot demonstrate a five-year supply of deliverable housing land, the

so-called “tilted balance” applies. Wiltshire Council’s most recent published Housing Land Supply Statement confirms the importance of bringing forward sustainable housing sites to assist in addressing housing need.

3.6 Recent appeal decisions across Wiltshire have consistently recognised the weight that must be given to housing delivery where a shortfall exists, applying Paragraph 11(d) of the NPPF in favour of modest, well-designed housing proposals within settlement boundaries unless demonstrable harm significantly and demonstrably outweighs the benefits.

3.7 The Corsham Neighbourhood Plan supports development within the defined built-up area that respects local character, protects residential amenity, and provides appropriate infrastructure. The proposed dwelling aligns with these objectives, maintaining spacing, avoiding overdevelopment, and delivering a modest two-bedroom home within a sustainable location.

4. Principle of Development

4.1 The principle of residential development on the site is considered acceptable. The proposal represents a logical and sustainable form of infill development within an existing residential area.

4.2 The development makes efficient use of underutilised land within the curtilage of the existing dwelling, without encroaching into open countryside or causing harm to the established pattern of development.

4.3 Given the previous planning permission for a comparable scheme, the proposed new dwelling is considered appropriate in principle.

5. Design & Use

5.1 The design of the proposed dwelling has been informed by the scale, proportions and architectural character of the existing house and neighbouring properties.

5.2 The new dwelling will be of similar size, scale and massing to the previously approved scheme and will appear as a natural extension of the existing built form rather than an incongruous addition.

5.3 Key design principles include:

- A two-storey form that reflects the scale of the existing dwelling
- A roof form and ridge height that respect the host building
- External materials chosen to complement the existing property and surrounding dwellings
- Fenestration arranged to provide good internal amenity while avoiding overlooking

5.4 Overall, the proposal achieves a balanced and proportionate design that integrates successfully into the streetscene.

6. Amount & Use

- 6.1 The development provides a single two-bedroom dwelling, contributing modestly to local housing supply.
- 6.2 The size of the dwelling is appropriate to the plot and is consistent with the character of surrounding residential development.

7. Residential Amenity

- 7.1 The proposal has been carefully designed to ensure that the amenities of existing and future occupants are fully safeguarded.
- 7.2 There is ample space to the side of the existing dwelling to accommodate the proposed new dwelling whilst maintaining a clear and appropriate spatial gap to No. 77 Dickens Avenue. This spacing ensures that the visual presence of the development will not result in a cramped appearance within the streetscene, nor will it appear visually intrusive or overbearing when viewed from neighbouring properties.
- 7.3 The scale, massing and positioning of the proposed dwelling respect the established pattern of development along Dickens Avenue. The development will read as a natural continuation of the built form rather than an overdevelopment of the plot.
- 7.4 Separation distances between habitable room windows and site boundaries will broadly replicate those that already exist between the current dwelling and neighbouring boundaries. As a result, the proposal will not introduce any increased overlooking, loss of privacy or unacceptable intervisibility beyond the existing situation.
- 7.5 The proposal will not give rise to unacceptable overshadowing, loss of light or overbearing impacts, and the living conditions of occupiers at No. 77 Dickens Avenue and other neighbouring properties will be preserved.

8. Highways

- 8.1 Vehicular access to the site will continue to be taken from Dickens Avenue.
- 8.2 The proposal provides a total of four off-street parking spaces, comprising:
- Two parking spaces for the existing dwelling
 - Two parking spaces for the proposed new dwelling
- 8.3 The level of parking provision accords with local standards and is sufficient to meet the needs of both households without resulting in on-street parking pressure.
- 8.4 Pedestrian access to both dwellings will be safe and convenient.

9. Landscaping & Amenity

- 9.1 The existing garden areas will be sensitively subdivided to create private rear amenity space for each dwelling.
- 9.2 The size of the plot ensures that both properties benefit from usable, functional garden areas suitable for family use & they meet minimum national space standards for amenity space by providing more than the same footprint as the ground floor of both existing and proposed dwellings.
- 9.3 Existing boundary treatments will be retained where possible, with any new fencing or landscaping designed to maintain privacy and visual amenity.

10. Sustainability

- 10.1 The proposal represents a sustainable form of development through:

- Efficient use of land within an existing settlement
- Proximity to local services and public transport
- Shared infrastructure and access arrangements
- A compact building form that supports energy efficiency
- The new dwelling will be provided with electric vehicle charging point.

11. Ecology and Biodiversity Net Gain

- 11.1 The proposal is considered to fall within the *de minimis* exemption for Biodiversity Net Gain (BNG) under Schedule 14 of the Environment Act 2021.
- 11.2 The areas affected by the proposed development, including the footprint of the new dwelling and associated parking spaces, are either already occupied by existing built structures, patio, or hard landscaped surfaces. As such, the development does not result in the loss of habitats of biodiversity value.
- 11.3 Given the scale and nature of the proposal, the threshold required to trigger a Biodiversity Net Gain assessment is not reached. No removal of vegetated land, hedgerows or ecological features is proposed.
- 11.4 In light of the above, no ecological survey or Biodiversity Net Gain calculation is required to support the application, and the proposal fully accords with national guidance relating to small-scale, *de minimis* development.

12. Conclusion

- 12.1 The proposed development at 79 Dickens Avenue comprises a modest, well-designed new dwelling that reflects the scale and character of the existing property and surrounding area.
- 12.2 The proposal is supported by an established planning history, provides appropriate parking and amenity space, and safeguards the living conditions of neighbouring occupiers.

12.3 Overall, the development represents a sustainable and appropriate form of residential infill development and is considered acceptable in design, access and planning terms.