

DESIGN & ACCESS STATEMENT

PROJECT: Proposed Extensions and Roof Alterations

SITE: 103 Sheldon Road, Chippenham

1.0 Introduction

This Design & Access Statement accompanies a householder planning application for the extension, improvement and enhancement of an existing detached dwelling located on Sheldon Road, Chippenham, within Wiltshire Council. The purpose of the proposal is to modernise the property, improve its internal layout, enhance thermal performance, and create a dwelling that better reflects the scale and character of the surrounding residential area.

The statement explains the design rationale, assesses the proposal against relevant planning policies, and demonstrates that the development is appropriate, proportionate and sensitive to its context.

2.0 Site and Surrounding Context

The application site comprises a detached residential property situated on Sheldon Road, a well-established residential street characterised by a mix of traditional and modern dwellings.

Properties in the locality vary in scale and form but generally exhibit pitched roofs, brick or rendered elevations, and a consistent residential grain.

The dwelling sits within a generous plot with adequate separation to neighbouring properties. The surrounding area is suburban in character, with no designated heritage assets or conservation areas affecting the site.

3.0 Existing Building

The existing property has undergone incremental alterations over time, including:

- A south-facing conservatory with a retrofitted roof that performs poorly in terms of thermal efficiency.
- A main roof structure containing a historic loft conversion that does not meet modern standards for headroom, insulation or structural integrity.

These elements detract from the overall performance and usability of the dwelling and provide the basis for the proposed improvements.

4.0 Design Principles and Objectives

The proposal has been developed in accordance with the following key design principles:

4.1 Efficient Use of Land

The scheme seeks to optimise the use of the plot while maintaining appropriate spacing and respecting the established pattern of development along Sheldon Road.

4.2 Respect for Local Character

The scale, massing and roof form have been carefully considered to ensure the dwelling remains in keeping with neighbouring properties. The proposed ridge height increase is modest and proportionate.

4.3 Protection of Residential Amenity

The design avoids harmful impacts on neighbouring occupiers, ensuring no unacceptable loss of light, privacy or outlook.

4.4 Improved Internal Layout

The removal of outdated structures allows for a more coherent and functional internal arrangement, particularly in the kitchen/dining area.

4.5 Enhanced Thermal Efficiency

Replacing the conservatory and main roof with modern, insulated structures significantly improves the building's energy performance and long-term sustainability.

5.0 Description of the Proposed Development

The proposal includes:

- Removal of the existing conservatory frame and roof replacing with a more integrated, thermally efficient extension to accommodate an improved kitchen/dining space.
- Removal of the existing main roof and replacement with a new roof structure incorporating attic trusses and a modestly increased ridge height to provide compliant, high-quality accommodation.
- Associated internal reconfiguration to improve circulation and usability.
- External alterations designed to harmonise with the existing building and surrounding streetscape.

The resulting dwelling will be more coherent, energy-efficient and reflective of local architectural character.

6.0 Planning Policy Compliance

6.1 Wiltshire Core Strategy

- Core Policy 57 – Ensuring High Quality Design and Place Shaping
The proposal respects local character, responds positively to context, and safeguards neighbouring amenity. The design is high-quality and proportionate.
- Core Policy 41 – Sustainable Construction and Low-Carbon Energy
The replacement of the conservatory and roof significantly improves thermal performance and reduces energy demand.
- Core Policy 51 – Landscape
The proposal has no adverse impact on landscape character due to its location within an established residential area.

6.2 National Planning Policy Framework (NPPF)

The proposal accords with the NPPF's objectives for:

- High-quality design
- Efficient use of land
- Sustainable development
- Improving energy performance of existing homes

The development represents a positive enhancement of the existing dwelling in line with national guidance.

7.0 Access Considerations

The proposal does not alter the existing access arrangements to the property. Vehicular and pedestrian access remain unchanged. The internal reconfiguration improves circulation and usability, and the new accommodation will meet modern standards for accessibility and safety.

8.0 Impact on Neighbouring Properties

The design has been carefully developed to avoid adverse impacts on neighbouring amenity. Key considerations include:

- No unacceptable overshadowing or loss of daylight
- No harmful overlooking
- A roof form and massing that remain proportionate and respectful of adjacent dwellings

The proposal therefore complies with Wiltshire Council's amenity expectations.

9.0 Conclusion

The proposed development represents a well-considered and policy-compliant enhancement of the existing dwelling. It improves the building's thermal performance, internal layout and overall quality while respecting the character of Sheldon Road and safeguarding neighbouring amenity.

The scheme aligns with the Wiltshire Core Strategy and the NPPF, and it is therefore respectfully submitted that planning permission should be granted.
