

Brakemead

6 Skillins, Kington St Michael,
Chippenham,
Wiltshire, SN14 6RL

Design & Access Statement

Mar 2026



Application Details

Site Address:

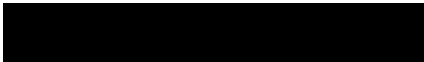
Brakemead, 6 Skillins
Kington St Michael
Chippenham
Wiltshire
SN14 6RL

Applicant:

Mr & Mrs Watkins

Prepared by:

LS Architectural Design



Introduction

This Statement forms part of a Full Plans Householder submission and has been prepared by LS Architectural Design as appointed agent to the applicants Katherine & Rob Watkins. It seeks to open a dialogue and gain planning approval for the proposed construction of a single storey rear extension and partial garage conversion at Brakemead, 6 Skillins, Kington St Michael.

This submission follows consultation with the applicants and reflects the requirements of their brief whilst responding to specific local and national planning policy. The objective is to enlarge and create a more functional and sustainable home for the applicants, in the village where they wish to remain and live within the community.

Local policy requires proposals to address a number of factors, particularly of relevance in this case including scale, height, massing and density of development, the relationship to townscape and landscape context. In response and supporting this Design Statement, existing site & location plans are submitted together with the proposals.

History

Brakemead is a two-storey mid terrace house situated in the centre of Kingston St Michael, approximately 3 miles to the north of Calne. Converted and substantially rebuilt from former agricultural buildings, Skillins was redeveloped following the granting of planning permission in the mid 1990's.

The site is located within the Kingston St Michael Conservation Area but is not covered by any landscape or ecological designations. Set back from the main arterial route (Honey Knob Hill) Brakemead is accessed via a private single-track carriageway cul-de-sac. The property is large in size with a broad frontage which consists of on plot parking for 4no. cars, additional integrated garaging and a large private rear garden.

The property is surrounded by established residential development but is bound to the north-east by the open countryside.

The property is finished in natural stone and is set under natural slate roofing tiles with sage timber doors, windows and fascias.

The site is within the Settlement Framework Boundary of Kingston St Michael, where the principle of reasonable householder extensions is supported and is afforded with a range of

facilities and is well provided for with public transport links, such as bus routes & stops which connect to nearby employment and shopping facilities.

Use

The property has C3 residential classification and is currently in use as a dwelling as part of the wider estate. No change of use is proposed.

Application, Character and Appearance

Key design considerations are to conserve, enhance and be sympathetic to the setting and character of the site, its amenity space and its surrounding landscape character. Policy CP57 of the Wiltshire Core Strategy has regard to the character and appearance of a development and its impact on the character and appearance of the host building and wider area. Development proposals will be supported, if amongst other things they contribute positively to and do not harm local character and distinctiveness. Development will only be supported where, amongst other things, it responds to the local context in terms of appearance, materials, siting, spacing and layout and the appearance of extensions respect and complement their host building.

The proposals include the demolition of an existing conservatory and construction a single storey, lean-to rear extension, with a gross external footprint area of circa. 34sqm, at a depth of approximately 4 metres and a width of 8.5m, partially projecting off the 15.2 metre width of the host dwelling. With considered design, the proposed extension is comfortably contained within the existing built form and its siting could not be considered incongruous or detrimental. It is considered that the scale remains proportional to the host dwelling and the space available at the site and is demanding its own individual setting whilst remaining consistent with the established pattern of development in the immediate area.

The application also seeks planning permission for the partial conversion of the garage into habitable accommodation. The garage doors would remain at the front and would provide access to a reduced area, to be used as a store, whilst the rear is intended for use as practical family boot room and utility space. The existing rear personnel doors is retained to afford through access to the rear garden.

The existing site curtilage extends to around 417sqm with the proposed building footprint accounting for 33% (circa. 137sqm) of that. This sits comfortably within the 50% permitted development upper limit. The site coverage and appropriate scale, together with the use of

materials from the immediate area, will result in a visually attractive and harmonious addition.



Photo 1. Rear view showing context of single storey extension

The proposals are modest and will not be significant. The extension is proposed to the rear and with particular focus given to maintaining the integrity of the original house. It is to utilise stone walling to match the existing dwelling and an interlocking concrete tile shallow-pitched roof covering, reaching eaves and ridge heights of approximately 2.7 & 3.6 metres respectively. A subservient extension is therefore achieved with this single storey, extended form and a carefully selected palette of matching materials. This should continue to make a positive contribution whilst remaining consistent within the local vernacular.

The proposal by reason of its design, siting, scale, massing, layout and materials is considered acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area. The proposal accords with local policies CP57 & BE2 and paragraph 17 and part 7 of the NPPF.

Layout

The proposed extension is designed to meet the functional needs of the applicants and allows for an enlarged and sociable open plan ground floor kitchen, living and dining space, as well as an area for home office which addresses the applicants increased work from home

demands. Partial conversion of the existing garage affords the family a separate and more functional utility/ boot room space without compromise to the existing parking and storage provision.

Whilst the proposed extension is sited within the existing rear garden, suitable amenity spaces are retained and continue to contribute towards the functional family use of this plot.

Residential Amenity

When viewed from the adjacent Skillins to the south, the affected area of the site is wholly screened from view. A circa. 2m hedgerow, together with close boarded fencing enclose the rear garden and maintain privacy to adjacent amenity spaces.

Policy sets out to ensure developments provide an appropriate level of amenity space for new and future occupiers, relative to their use and avoiding harm to private amenity in terms of privacy, light and outlook/overlooking.

Although the proposals extend beyond the rear elevation of Brakemead, the proposed footprint is offset 2.5m & 4.3m from the neighbouring 5 & 7 Skillins boundaries to the north and south respectively. Furthermore, with the design of a shallow 12.5-degree roof, any over-shadowing or over-bearing impacts are limited.

To assess whether there will be an overbearing impact or a significant loss of light to a neighbour's habitable room tests based in part upon guidance issued by the Building Research Establishment 'Site Layout for planning for daylight and sunlight: A guide to good practice – second edition' 2011 have been applied.

There are two stages for applying the 45-degree test. The first stage considers the depth and width of the extension and the second considers the height of the extension. If the proposed extension fails both stages of the 45-degree test then the proposal would normally be considered unacceptable and would be refused planning permission. If, however the proposed development only fails one of the tests then it is unlikely to result in a significant harmful impact.

In this instance, the proposals comfortably pass both the stage one depth test, as well as the stage two height test.

Given the design, scale, massing and siting of the proposed development the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through

loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance.



Photo 2. Established screening with closed boarded boundary fencing and planting.

The NPPF sets as a Core Principle that planning should ensure a “good standard of amenity for all existing and future occupants of land and buildings”. Reflecting this, as an aspect of good design, local policy requires development proposals to adequately address impacts on residential amenity. A generous amenity area of c.280sqm is retained under these proposals which will benefit the enjoyment of the extended property.

Access

Brakemead is accessed off Skillins, a private cul-de-sac, linked to the adjacent Honey Knob Hill highway which runs to the south-west of the site. This existing access and on plot parking areas are not materially affected, and the proposals do not alter the number of bedrooms either and so the parking requirement for the property remains the same.

During the construction process, materials will arrive by the builder's merchant's delivery vehicles. Large vehicles and construction activity can be accommodated down Skillins without significantly affecting the traffic flow. Waste from the site will be removed by skips with the appropriate street licences. Hours of operation will be in accordance with the good contractor's scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

Conclusion

The above statement and supporting documents set out to identify the key constraints which apply to this particular site and how these are addressed with a careful and considered design proposal.

We consider that the proposal complies with the Local Authority design policies in respect of the works and will not prejudice the existing situation regarding the adjoining properties and local residents. The proposal would be constructed to high insulation and fuel-efficient standards and contribute towards the provision of larger and affordable family homes within the current town limits.

The result of this we feel, is a sensitive high-quality design, informed by the local character and pattern of development and of an appropriate scale. The clients propose good quality materials and high levels of insulation and so on all levels it meets the sustainability criteria of current policy.

The impact on adjoining properties has been minimised as far as practical and reasonable on a site in this location where there is a presumption supporting development.

We understand that a determination period of 56 days applies and with no circumstances warranting otherwise, we urge the appointed case officer to support this proposal. Should it be deemed beneficial, further discussion or a site meeting would be welcomed so as to draw this application to a positive conclusion.