

**DESIGN AND ACCESS STATEMENT  
IN CONNECTION WITH  
REMOVAL OF CONSERVATORY AND CONSTRUCTION OF TWO STOREY  
EXTENSION TO THE NORTH-EAST ELEVATION OF  
410 DEVIZES ROAD, SALISBURY SP2 9LY  
FOR MR AND MRS S KIRBY**

**The Property**

No. 410 Devizes Road is a semi-detached dwelling, located on the north-east side of the A.360 leading from Salisbury to Stonehenge. Due to the contours of the ground, the entry level (ground floor) is located below the level of Devizes Road, but there is also a basement taking into account the contour of the ground.

The basement has been adapted for leisure purposes and leads out to a conservatory. On the ground floor sitting room, kitchen, porch with w.c. facility, staircase to basement and also staircase to first floor, where three bedrooms and bathroom are provided.

There is a detached single garage. Access to the garage is over a shared drive with No. 408 Devizes Road.

**The Proposal**

The applicants wish to improve the accommodation to take into account access to the garden and also views over the valley towards Old Sarum/Hudson Field.

The proposal is to remove the conservatory and construct a two storey extension from the basement level, projecting 4 metres externally from the main dwelling and to form an extension over at ground floor level with access from the sitting room area.

The extension is completed by a full hipped roof against the first floor.

The external appearance of the basement construction will be rendered walls painted white to match the existing.

On the first floor the external appearance will be Cedral vertical cladding, colour Slate Grey C.18.

The roof, due to the location, will be covered with interlocking manmade slate, Redland Cambrian or similar.

The doors and window frames will be slimline, colour Anthracite.

The building will be set-in from the common boundary with No. 412 to facilitate a single window in the original wall line to serve the sitting room.

### **Impact on Neighbouring Properties**

Consideration has been given to similar extension to No. 412 which projects 3 metres from the original building and is offset from the common boundary with No. 410 to facilitate a single window to the original sitting room. There are no windows to the south-east side of that extension.

No. 408 is approximately 5 metres from the main dwelling with no extension and the windows proposed in the south-east elevation of the proposed extension have a sill level of 1.7 metres above the relevant floor level and therefore will not overlook the south-east property.

For the basement, the doors on the north-east will be horizontal sliding. On the ground floor, they will be fixed glazed.

### **Impact on Area in General**

To the north-east of the application site are the grounds and buildings of a secondary school, further on views over the Stratford Sub Castle valley to the rising fields beyond over Hudson Field, Old Sarum, etc.

There are no dwellings that are within such a distance that would be in conflict with the proposal.

### **Planning Policy**

The relevant Planning Policy is contained in the Wiltshire Core Strategy, Adopted 2015.

Our attention is drawn to Core Policy 56 in relation to the design in relation to extensions and it is considered that the proposals have used the characteristics of the site in that the extension is of good quality design and choice of materials.

### **Extension to No. 412 Devizes Road**

Research indicates that the extension to No. 412 Devizes Road was the subject of an Appeal decision in 2003, which granted permission contrary to the decision of Wiltshire Council.

It is contended that there is no loss of view to the north or east from the windows of the extension, that the siting, design and height of the extension would be in most part in keeping with the existing building and can only be seen from the rear gardens with no view possible from the A.360.

We consider the proposals as submitted fall into the same considerations as the Appeal decision.

## **Photographs**

1. In Devizes Road, showing south-west elevation to demonstrate relationship of entry level to road level.
2. On pavement, looking down shared drive to double garages.
3. In drive, looking north-west along rear façade of building (Note – extension to No. 412 in background).
4. In garden of No. 410, looking at north-east elevation.



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