

Design and Access Statement

Applicant

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Date

March 2026

Site

22 Woods Hill
Limpley Stoke
Bath
BA2 7GA

Proposals

Proposed extension and associated internal alterations to family dwelling

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Document Control

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20.03.2026	A	ST	-	Issued for Client Approval
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1. Introduction

Molehill Design have been appointed by the applicants to prepare and submit an application for full planning permission for internal and external alterations to 22 Woods Hill, Limpley Stoke, Bath. This statement forms part of the submission and should be read in conjunction with the following drawings:

23_21 - 01 Site Location Plan
23_21 - 02 Site Plan as Existing
23_21 - 03 Lower Ground Floor Plan as Existing
23_21 - 04 Ground Floor Plan as Existing
23_21 - 05 First Floor Plan as Existing
23_21 - 06 Roof Plan as Existing
23_21 - 07 Southwest Elevation as Existing
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23_21 - 20 Site Plan as Proposed
23_21 - 21 Lower Ground Floor Plan as Proposed
23_21 - 22 Ground Floor Plan as Proposed
23_21 - 23 First Floor Plan as Proposed
23_21 - 24 Roof Plan as Proposed
23_21 - 25 Northeast Elevation as Existing
23_21 - 26 Southeast Elevation as Existing
23_21 - 27 Outbuildings – Plan as Proposed
23_21 - 28 Outbuildings – Roof as Proposed
23_21 - 29 Outbuildings – Elevations as Proposed

The brief calls for an extension and alterations to the internal spaces with the intention of rationalising the plan to provide living accommodation conducive to contemporary living. The proposed plan seeks to improve views out across the valley to the countryside to the southeast of the property.

Associated external works will be undertaken to compliment the proposed alterations and improve the access and enjoyment of the external decked area and garden beyond.

2. Site Description

22 Woods Hill is an early C20. detached property in the northern Settlement area of Freshford and Limpley Stoke Neighbourhood Plan which lies in the Cotswold Area of Outstanding Natural Beauty and the Green Belt. It is on the upper slopes of the settlement and is bounded by the A36 Warminster Road to the northwest. Woods Hill has been permanently closed to traffic at its junction with the A36 making it a cul-de-sac with access to number 22 situated at the end of the road.

Vehicular access from Woods Hill leads to an area of hardstanding which is used for informal parking. Two single-storey outbuildings which are used for storage garaging and a studio space are accessed from the parking area. The main dwelling is set back from Woods Hill by approximately 28 metres and access to the property is via shallow terraced steps leading from the parking area.

The property, with accommodation on three levels, is constructed from local rubble stone with ashlar quoins and detailing and has a double Roman clay tiled roof. It has three later additions:

- A small lean-to structure, which forms the existing entrance lobby.
- A flat-roofed extension to the living room, which projects towards the southeast. The flat roof can be accessed from the master bedroom as a raised terrace. Painted metal railings are fixed to the stone parapet upstand.
- A two-storey infill extension has been built to the east of the property as an extension to the basement and family room at ground floor over. The extension has a gabled roof to the northeastern elevation.

Due to its location on a steep hill, it can only be viewed from the garden below, adjacent lane and from across the valley and then only from private land.



Fig 1. 22 Woods Hill



Fig 2. Aerial View of 22 Woods Hill

3. Planning History

There are several Planning or Listed Building Applications on record relating to the property. These applications are listed below:

Full Planning Application W/88/00270/FUL - dated 18 February 1988

Erection of detached double garage.
Decision - Approve with Conditions

Full Planning Application W/88/00579/FUL - dated 31 March 1988

Alterations and extension.
Decision – Approve with Conditions

Full Planning Application W/04/00250/FUL - dated 12 February 2004

Replacement of unsound, unsafe patio with an engineered timber deck.
Decision – Approve with Conditions

Outline Planning Application 20/01445/OUT - dated 20 February 2020

Erection of a new dwelling with associated works including landscaping with all other matters reserved.
Decision – not published

4. Proposals

4.1 Principal Dwelling

Under these proposals it is intended to demolish the existing two-storey infill addition and introduce a slightly larger extension in the same location. The replacement extension seeks to link the existing dining room and family room, forming a new kitchen/dining space at ground floor level.

Currently there is a change of level between the dining room and the rest of the ground floor; it is intended to raise this lower floor to match the surrounding spaces.

The existing kitchen will be repurposed as a study/music room, separated from the new kitchen area by new wedding doors. The existing utility room will be replanned, and a new larder will be provided. The existing external door from the utility will be blocked up.

The new extension will be constructed using a green oak primary structure, expressed externally, with sliding slimline framed glazed doors behind. The oak and glass structure will sit on a 'plinth' of random rubble stone, brought to courses, to match the existing property. The extension will feature a low-pitched standing seam metal roof with projecting eaves.

By removing the existing lean-to, and replacing with an extension with a lower roofline, a previously blocked window on the half landing of the main staircase can be reopened and a new timber casement window introduced, allowing improved daylighting of the stairs and landing.

4.2 Outbuildings

It is proposed to demolish the existing single-storey garage, increasing the area of hardstanding. This will allow vehicles to better manoeuvre within the site. It is proposed to extend the existing roofline of the double garage to form a new open-sided car port. Otherwise, the structure will remain unaltered.

4.3 External Works

Externally, the existing raised deck will be extended and raised slightly to suit the new internal levels. New handrails will be installed to the perimeter.

5. Scale and Volume

The existing volume of original property at time of construction is 685m³, with later additions totalling 123.52m³.

It is intended to demolish 53m³ of existing built volume.

The volume of the proposed extension is 94.32m³, which represents an increase in volume of 13.8%.

In addition it is proposed to remove one of the garage outbuildings under these proposals with a loss of built volume of 45.6m³. The proposed extension of the roof of the remaining garage to form the covered parking area will remain open-sided and therefore not contribute to additional volume. The structure is also set against the retaining wall of the A36 Warminster Road and therefore will not affect the perceived openness of the setting.

Paragraph 7.5 of the Supplementary Planning Document – Existing Dwellings in the Green Belt, published by Bath and North East Somerset Council which was adopted in October 2008 states:

While each application will be considered on its own merit, and not all extensions may be acceptable, in many circumstances a well designed extension resulting in a volume increase of about a third of the original dwelling would be more likely to be acceptable.

Owing to the setting of the house against rising ground and backed by trees and the hillside behind the A36 Warminster Road, the impact of the increased volume will appear modest.

The proposed extension is considered minor in relation to the host building. The proposed alterations would generate a more efficient use of space and improve the day-to-day experience of the property. The proposal is of reasonable dimensions in relation to the plot size, location, and surrounding context.



Fig 3. View of house from garden



Fig 4. View of countryside from 22 Woods Hill

6. Appearance and Materials

A simple palate of materials has been selected to either match

7. Access

Access to the property will remain unaltered.

8. Ecology

A Preliminary Roost Assessment (PRA) has been completed by Abricon Ltd. With the results and assessment contained in a report which accompanies this application.

It was assessed that the building has a moderate roosting potential, and Bat droppings were found within the attic space.

Following the PRA, a Bat Emergence Survey was conducted to further assess the presence of Bats within the application site. The survey findings and recommendations are contained in a Bat Survey Report (BSR) which accompanies this application.

All recommendations contained within the BSR will be implemented.



Fig 5. Garaging/Outbuildings from Woods Hill



Fig 6. Garage to be demolished

9. Conclusion

The works proposed are relatively minor in nature but will result in a significant improvement to the functionality of this family home. This is therefore sustainable development enabling the property to offer more appropriate living accommodation for the modern family.

The extension will be well designed, constructed and detailed using high quality materials resulting in a sympathetic addition to the property. Other works proposed would be otherwise acceptable under Permitted Development rights.

The extension will not result in any overlooking of adjoining properties and have no adverse impacts on trees, ecology or drainage. No changes to highways access are proposed.

The proposed extension will result in a de minimis increase in built volume, but this will not result in any harm to the rural character of the area.

It is therefore considered that the proposals described in this document and accompanying drawings meet National and Local Planning policies and guidance and that planning permission for these works should be forthcoming.