

The Elms, 10 Gullivers Lane, Steeple Ashton

Design statement

Application to create 2 rear extensions

Revision 1
April 2026

26006-5001-1-DS

1.0 Introduction and Context

This application is for 2 extensions to the rear of The Elms, 10 Gullivers Lans, Steeple Ashton.

The house is a bungalow, on a street of similar properties, excepting the final, more recent house on the street, which neighbours The Elms to the north and is a 2 storey house. Many of the properies on the street have extended to the rear, to the full width of the property.

This application seeks to gain approval for 2 modest extensions to the rear of the property, either side of the central living space.

2.0 Planning History

Works to extend the house to the north to enlarge the kitchen and create a utility space were approved and completed in 2004 (ref W/03/02029/FUL)

2 applications have been refused on the site in 2005 and 2006 to increase the roof size and height. These were made prior to the current applicants ownership of the site.

3.0 Proposals

The intention is to create a more usable house which increases the space of the main habitable rooms so that the house can be enjoyed more fully. This includes the following

- An extension to the north to increase the space of the kitchen and create a more usable kitchen / dining space that has a larger connection to the rear garden

- An extension to the south west that increase the size of the rear bedroom, thus creating a master bedroom with an ensuite shower room.

4.0 Materials, Scale and form

The proposal is to create 2 lightweight extensions that are framed in timber and finished with a vertical timber boarding. To create continuity, this timber boarding is also proposed to be taken over the central bay of the house on the rear elevation.

The existing eaves heights of the bungalow are low. The new extensions will be flat roofed and meet the existing roof above the existing eaves in order to create usable height in the rooms together with current insulation standards in the roof.

5.0 Access

Access will remain unchanged

6.0 Conclusion

The proposals are modest in size and scale and the external cladding will create a soft coherence to the elevation. The extensions are filling spaces between existing house and the end gables of the bungalow. The proximity and height will have no impact on neighbouring properties and will create a far more usable set of spaces for the owners.