

ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

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Homestead, Durlitt Road, Rowde, Wiltshire, SN10 1SX

GARAGE CONVERSION & NEW REAR EXTENSION



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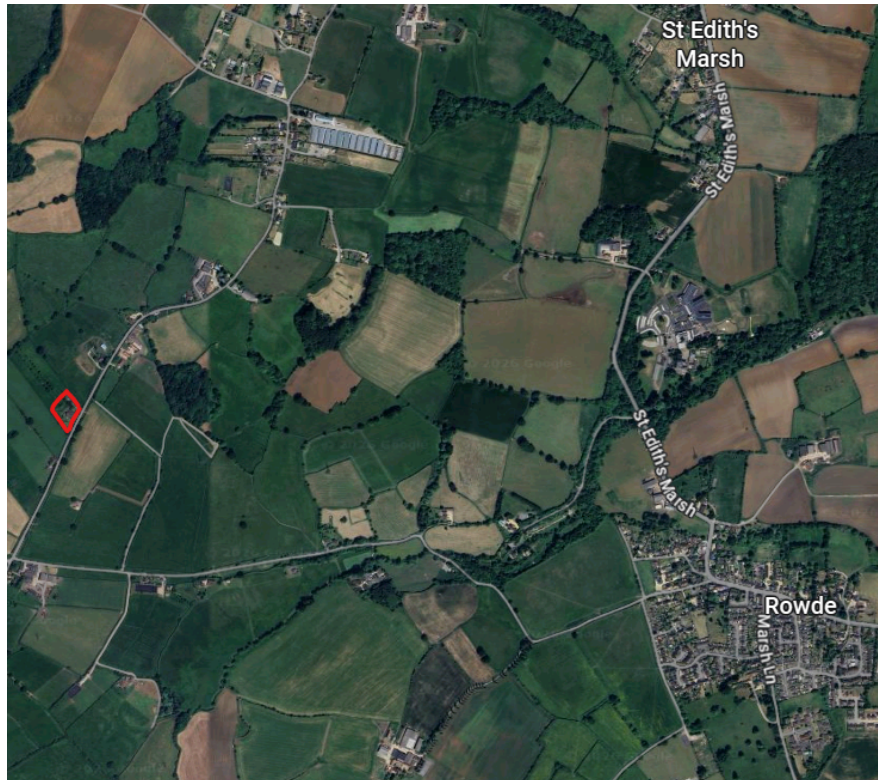
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1. SUMMARY

- 1.1. This supporting Planning, Design and Access Statement has been prepared by Studio Zed Architectural Services on behalf of Mr Nicholson. This document accompanies a planning application for a garage conversion and rear single storey extension to Homestead, Durllett road, Rowde.
- 1.2. The existing dwelling is a detached property located on Durllett road, Rowde, Wiltshire. The proposed works include conversion of the existing garage into new self contained ancillary accommodation with internal layout alterations and refurbishment, as well as a new single storey rear extension.
- 1.3. While the annexe is designed to be self-contained, it will remain functionally and legally ancillary to the main dwelling. It is not intended to form a separate planning unit and will not be independently occupied or sold.

2. SITE & SURROUNDING AREA

- 2.1. The application site comprises Homestead, located on Durllett Road, Rowde, Wiltshire, SN10 1SX. Durllett Road traverses the surrounding countryside, linking Rowde with a number of nearby villages. The road is characterised by a mix of residential properties, including historic farmhouses and traditional dwellings, interspersed with agricultural land and holdings, reflecting the area's distinctive rural heritage and character.
- 2.2. The site is in established domestic use and ownership. The property is a substantial detached rural residence set within an expansive green plot. The two-storey dwelling comprises four bedrooms and features red brick elevations beneath a pitched concrete-tiled roof, reflecting the vernacular character of the surrounding countryside.
- 2.3. Access to the property is provided via a generous driveway from Durllett Road, leading to an existing garage extending off the north elevation of the house. The dwelling is surrounded by a large garden, with open countryside directly adjoining the site boundary on all sides, reinforcing its semi-rural setting.
- 2.4. Ground conditions will be assessed through trial pits, to be undertaken by the appointed contractor, ensuring that any proposals respond appropriately to the site's physical characteristics.



KEY

— Site Boundary Line

Site Location – Ref. to drawing 0010_*Site Location and Site Plans* within application drawing pack

3. DESIGN & WORKS JUSTIFICATION

- 3.1. The proposal seeks to optimise the available living space within the property in response to the needs of an expanding, multi-generational household. It involves the conversion of the existing, underutilised garage into approximately 70sqm of additional residential accommodation, forming a self-contained annexe comprising a bedroom, open-plan living/kitchen area, and bathroom.
- 3.2. In addition to upgrading the building fabric of the existing garage to create high-quality habitable space, a modest rear extension of approximately 15sqm is proposed to ensure the accommodation meets the spatial and functional requirements of the occupants. The layout and dimensions of the new internal spaces (as well as door openings, circulation widths and storage provision) have been carefully considered to provide generous, accessible accommodation, suitable for residents with mobility needs.
- 3.3. Wherever feasible, existing openings will be retained to minimise intervention. However, the current garage door will be replaced with a new bay window, designed to complement the character of the existing dwelling and reflect the architectural detailing of the bay window on the south-western elevation of the main house. The proposed roof form and external materials will match, or be closely aligned with, those of the existing property to ensure visual cohesion.
- 3.4. The rear extension has been carefully designed to strengthen both visual and physical connections with the property's surrounding gardens, thereby supporting the wellbeing of the occupants. Positioned at the northern end of the existing garage volume, it also serves to define a new courtyard space, creating a semi-private and sheltered outdoor area for the use of the annexe residents.
- 3.5. The proposal represents a proportionate and policy-compliant form of development that responds sensitively to both the host dwelling and its surrounding context. The scale and massing of the extension have been carefully designed to remain subordinate to the main house, ensuring that its presence does not detract from the character of the existing property or result in any material impact on the spacious garden setting. The loss of the garage will have minimal impact on the property's parking provision, as the generous front driveway is capable of accommodating three or more vehicles.
- 3.6. The scheme supports sustainable development principles through the efficient reuse and adaptation of the existing built form, reducing the need for larger-scale new construction. It also provides flexible and accessible accommodation, designed to meet the changing needs of a multi-generational household over time.



Visual of the proposed rear extension





4. APPENDICES

4.1. Existing Site Photos –

Existing garage front elevation





Existing garage rear elevation

