



Bourne Valley Associates Ltd

Planning Statement

For

**The construction of a front porch and single
storey rear extension**

At

41 Swan Meadow, Pewsey

Wiltshire, SN9 5HP

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Issue 1

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1. Introduction

This Planning Statement accompanies and supports a householder planning application made to Wiltshire Council. The application relates to the proposed construction of a front porch and single-storey rear extension at 41 Swan Meadow, Pewsey, Wiltshire, SN9 5HP. The application is submitted by Bourne Valley Associates, acting as agent on behalf of Mr and Mrs Cullen, the owners and occupiers of the property. The proposal has been developed to provide additional living accommodation to meet the family's needs.

2. Site Context

2.1. The Character of the Area

The application site lies outside the Pewsey Conservation Area and within the settlement boundary of Pewsey, as defined by the Wiltshire Core Strategy. The site is located within the southern part of the village. No. 41 occupies a central position within Swan Meadow. Longer-range views of the property are limited, although there are short-range views of the front elevation from within the street. The dwelling sits within an established residential area characterised by similar domestic properties and enclosed rear gardens.



Figure 1 Location Map



The arrow in Figure 1 above shows the application site, but the location plan for the proposal is formally submitted as Drawing 05810-00-A, Sheet 01. The roughly rectangular shape of the curtilage of no. 41 is visible in Figure 2, the link-attached dwelling, is within the centre of the aerial photograph.



Figure 2- Aerial Photograph

2.2. Planning History

- K/20508 Erection of Dining room/utility room extension. APPROVE 1993

A similar porch extension has been approved on 46 Swan Meadow PL/2024/05143.

2.3. The Existing Property and Need For The Development

The property is a link-attached two-storey dwelling located within the built-up area of Pewsey. There is an existing rear garage projection. The dwelling is constructed in brick with a tiled roof and upvc windows. The proposed rear extension is required to improve and enlarge the existing kitchen and dining accommodation in order to better meet the needs of the family.



Figure 3 - Front Elevation of no. 41



Figure 4 - Rear Elevation of no. 41



3. Design

3.1. Development Concept and Layout

The concept has been explained above, the extension has been carefully designed and only needs to be single storey for the family's needs. The works will be undertaken with materials to match the main dwelling.

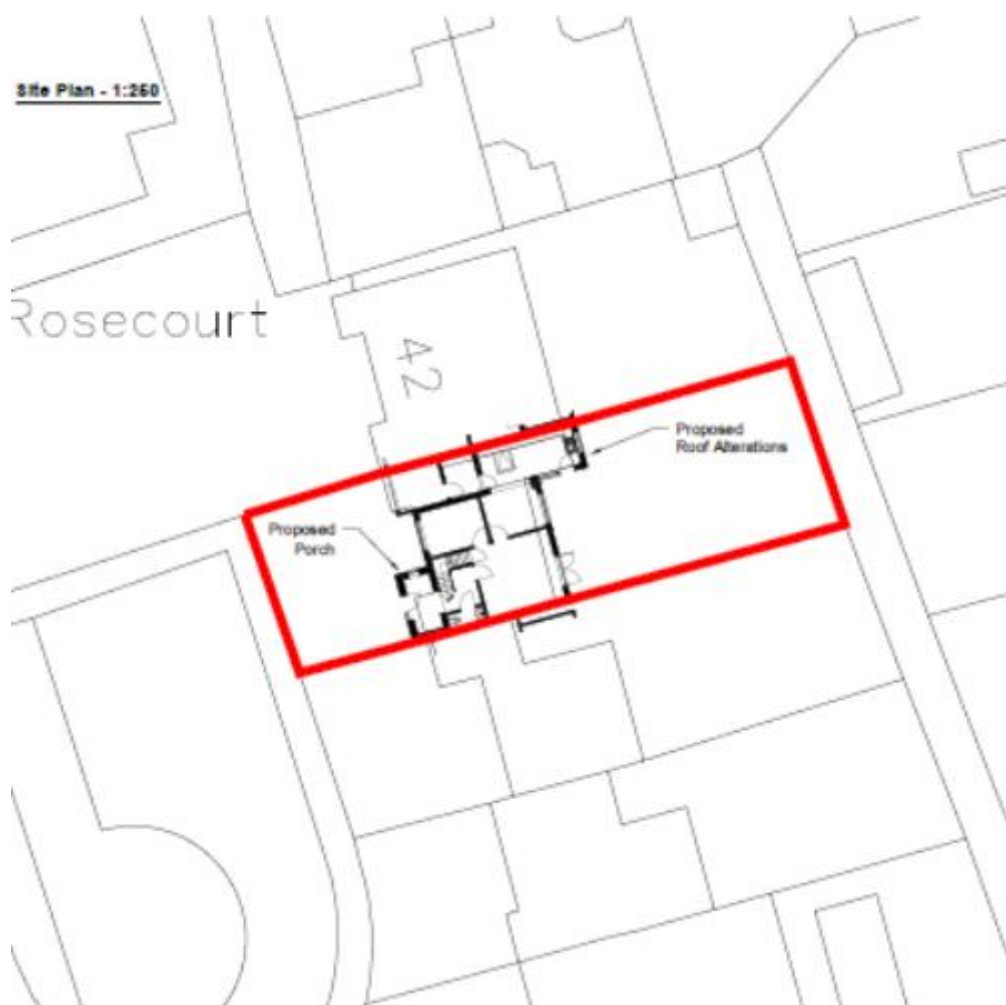


Figure 5 - Clip of the Block Plan

3.2. Amount and Scale

Details of the changes proposed can be seen within the existing and proposed Floor Plans and Elevations shown in Drawing 05810-01-A, Sheet 01. Both extensions are single storey in form, ensuring that they remain subordinate and proportionate to the host dwelling. The front porch would be visible from Swan Meadow, but by reason of its modest scale it would appear as a sympathetic addition to the property. The rear extension would form a modest enlargement of the existing rear projection and would remain proportionate to the dwelling and appropriate to its setting.

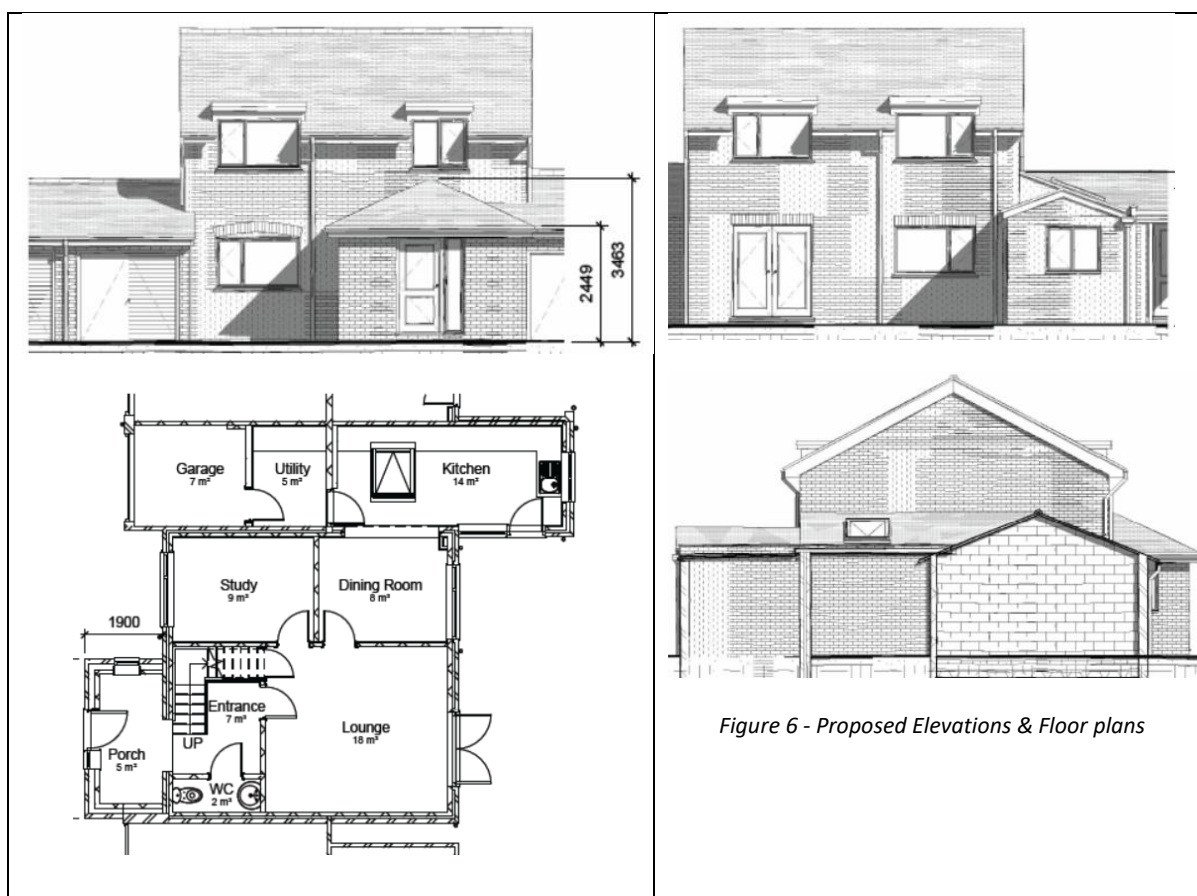


Figure 6 - Proposed Elevations & Floor plans

3.3. Appearance and Impact on the Character of the Area

No. 41 is read in the context of neighbouring dwellings within Swan Meadow, which are of similar age, scale and general character. The proposed porch would integrate satisfactorily with the front elevation and would not appear visually intrusive within the street scene. Similar porch additions are evident elsewhere within Swan Meadow, including at No. 46. The rear extension would be contained to the rear of the property and would have little visibility from the public realm. Overall, the proposal would preserve the character and appearance of the dwelling and the surrounding area.



Figure 7 - Photograph of no.46

3.4. Effect on Amenity of Neighbouring Properties

The proposed extensions are single storey in scale and have been designed to avoid material harm to the amenity of neighbouring occupiers. Whilst the rear extension would be visible from adjoining properties, it would not appear unduly overbearing and would not result in unacceptable overshadowing. No additional overlooking would arise beyond the existing situation. It is therefore considered that the proposal would not materially harm the living conditions of neighbouring properties.

3.5. Parking

The proposal would not increase the number of bedrooms, which would remain at three. As such, the development would not give rise to any additional parking requirement. The proposed front porch would not displace an existing parking area, as the land to the front currently comprises lawn.

4. Flood Risk

The site lies within Flood Zone 1 and is therefore at low risk of fluvial flooding. Given the limited scale and domestic nature of the proposal, it is not considered that the development would increase flood risk either on the site or elsewhere.

5. Ecology

The application site is of limited ecological interest, comprising existing domestic curtilage including hardstanding and closely mown lawn. Having regard to the small scale of the proposal and the nature of the site, no significant ecological effects are anticipated. Existing landscaping would be retained and no habitat designations affect the site.



6. Planning Policy

6.1. Introduction

This section considers the proposal against the relevant planning policy context. Under section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the relevant policy framework comprises the National Planning Policy Framework (NPPF) and the Wiltshire Core Strategy.

6.2. National Planning Policy Framework

The revised National Planning Policy Framework (December 2024) confirms that the planning system should support sustainable development and achieve well-designed places. Of particular relevance here is the section on design, which requires development to function well, be visually attractive, and be sympathetic to local character, including the surrounding built environment.

In this case, the proposal comprises modest domestic extensions to an existing dwelling within the settlement boundary of Pewsey. By reason of their scale, siting and design, the extensions would remain proportionate to the host dwelling, would respect the character of the surrounding residential area, and would not result in material harm to neighbouring amenity. The proposal is therefore consistent with the design objectives of the NPPF.

6.3. Local Planning Policy- Wiltshire Council Core Strategy

The Wiltshire Core Strategy, adopted in January 2015, is the key local planning policy document relevant to this application. The site lies within the Pewsey Community Area. Core Policy 18 identifies Pewsey as a Local Service Centre and directs development in accordance with the settlement strategy set out in Core Policies 1 and 2. The application site lies within the settlement boundary of Pewsey, within the built-up area of the village.

The key policy for assessment of this proposal is Core Policy 57, which requires a high standard of design in all new development, including extensions and alterations to existing buildings. Development is expected to respond positively to its context and to be complementary to the locality in terms of layout, built form, scale, massing, materials and appearance.

In this case, the proposed porch and rear extension are modest in scale, subordinate to the host dwelling, and appropriate to the established residential character of Swan Meadow. The proposal would use materials to match the existing dwelling and would integrate satisfactorily with the property and wider street scene. It would not give rise to material harm to neighbouring residential amenity. The proposal therefore accords with Core Policies 1, 2, 18 and 57 of the Wiltshire Core Strategy.



6.4. Pewsey Neighbourhood Development Plan

The proposal accords with the Pewsey Neighbourhood Development Plan. Policy 1 directs development to developable sites within the village Limit of Development and supports development within that boundary, subject to compliance with the other policies of the plan. The application site lies within the built-up area of Pewsey and within the village boundary, so the principle of a modest domestic extension to an existing dwelling is consistent with the Plan's development strategy. The proposal would not extend development into the countryside, would not affect the green areas identified for sport and recreation, and would not conflict with the Plan's objectives of maintaining village character, protecting the setting of Pewsey within the AONB/NL and allowing appropriate housing-related development within the village. It is therefore consistent with Policy 1 and with the overall objectives of the Pewsey NDP relating to sustainable growth, village character and environmental protection.

6.5. Wiltshire Design Guide

The proposal also accords with the Wiltshire Design Guide. The Guide expands upon Core Policy 57 and applies to development of all sizes, including smaller schemes and householder extensions, with Appendix D specifically addressing householder extensions. It emphasises that proposals should be grounded in their context, respond positively to local character, respect the intrinsic distinctiveness of the area and, in the case of smaller schemes, often "subtly blend in". In this case, the front porch and single-storey rear extension are modest in scale, subordinate to the host dwelling and designed to sit comfortably within the established residential pattern of Swan Meadow. The use of matching materials and the limited scale of the additions ensure that the proposal would integrate with the existing dwelling, preserve the character of the street scene and avoid visual intrusion. The proposal therefore accords with the Design Guide's expectations on context, identity, built form and quality detailing for smaller domestic development.

7. Community Infrastructure Levy (CIL)

Wiltshire Council has adopted a Community Infrastructure Levy. However, as the proposal would not create more than 100 square metres of additional floorspace, it would not be CIL liable. The required CIL additional information form has nevertheless been submitted with the application.

8. Conclusion

This proposal seeks planning permission for a modest front porch and single-storey rear extension to an existing dwelling at 41 Swan Meadow, Pewsey. The development has been designed to provide additional living accommodation to meet the needs of the family.

By reason of its scale, design, siting and materials, the proposal would remain proportionate to the host dwelling and would respect the character and appearance of both the property and the surrounding area. The development would not result in material harm to the amenity of neighbouring occupiers, would not increase flood risk, would not create any additional parking demand, and no significant ecological effects are anticipated.



Accordingly, the proposal accords with the relevant provisions of the NPPF and with Core Policies 1, 2, 18 and 57 of the Wiltshire Core Strategy, and planning permission is respectfully requested.