

ARCHITECTURAL  
SERVICES

## **PLANNING, DESIGN AND ACCESS STATEMENT**

**PLANNING ISSUE | April 2026**

**45 Chitterne Road, Codford, Warminster, Wiltshire, BA12 0PG**

**GARAGE CONVERSION & EXTENSION INCLUDING NEW FRONT PORCH**



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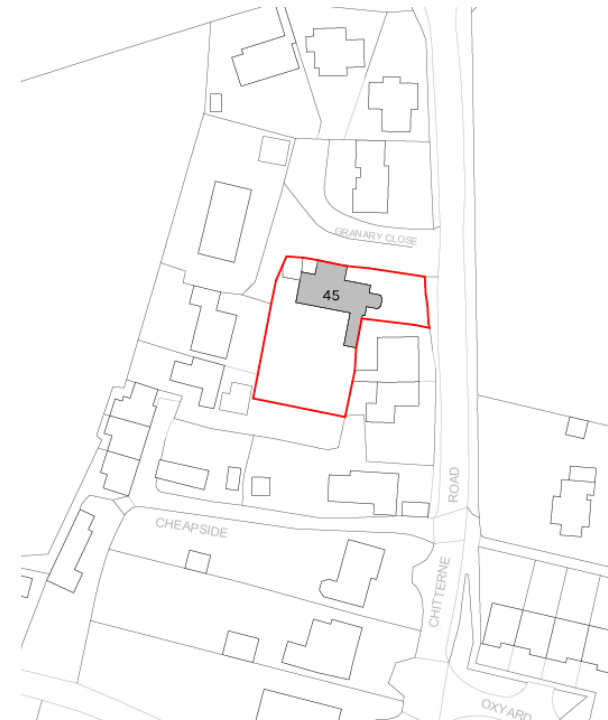


## 1. SUMMARY

- 1.1. This supporting Planning, Design and Access Statement has been prepared by Studio Zed Architectural Services on behalf of Mr & Mrs Aldridge. This document accompanies a planning application for a garage conversion and rear single storey extension to 45 Chitterene Road, Codford. .
- 1.2. The existing dwelling is a detached property located on Chitterene road, Codford, Warminster, Wiltshire. The proposed works include conversion and extension of the existing garage into new living accommodation, as well as a new single storey front extension to create a new entrance porch.

## 2. SITE & SURROUNDING AREA

- 2.1. The application site comprises 45 Chitterne Road, located in Codford, Warminster, Wiltshire, BA12 0PG. Chitterne Road, located on the edge of Codford village, is characterised by low-density residential development comprising predominantly detached and semi-detached dwellings set within generous plots. The area exhibits a spacious, semi-rural character, strongly influenced by the surrounding open countryside, and expansive views across adjacent agricultural land.
- 2.2. The site is in established domestic use and ownership. The property comprises a two-storey, three-bedroom detached dwelling of linear form, complemented by modest single-storey additions. It is characterised by white rendered elevations with elements of timber cladding to the gable ends, beneath pitched clay tile roofs.
- 2.3. Access to the property is provided via a generous driveway from Chitterne Road, which leads to the main entrance and existing garage, with external steps accommodating the change in levels. The property benefits from a substantial rear garden, with a network of informal pathways wrapping around the building and connecting to a secondary access at the rear of the site.
- 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

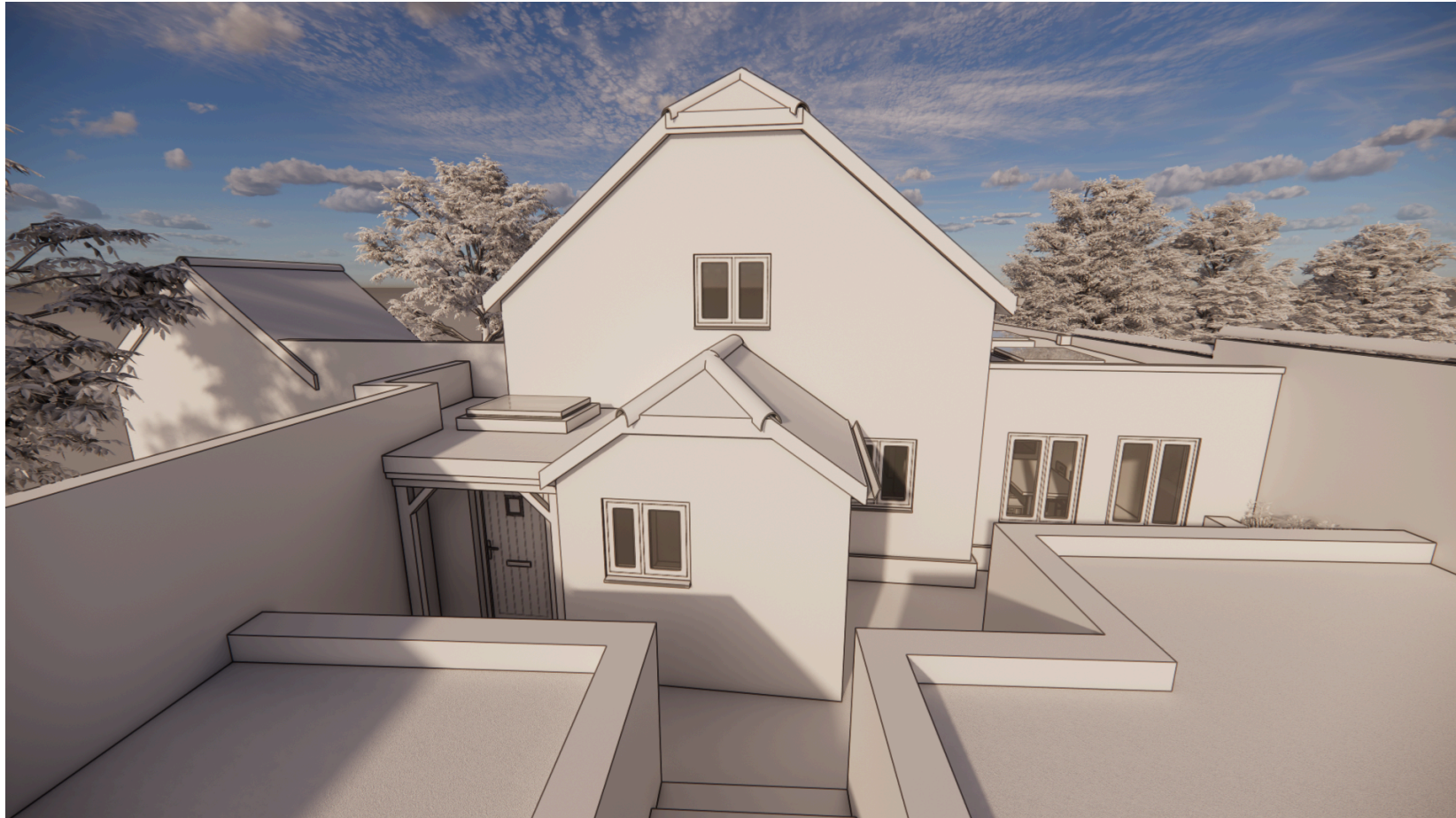


### 3. DESIGN & WORKS JUSTIFICATION

- 3.1. The proposed development seeks to optimise the use of available floorspace within the property, responding directly to the evolving needs of the occupants. The existing garage, currently in a dilapidated condition, will be converted and extended (by approximately 5.4m to the front and 1m to the rear) to provide an additional 48m<sup>2</sup> of high-quality residential accommodation.
- 3.2. The internal layout has been carefully designed to deliver generous, flexible living spaces that enhance the overall functionality and flow of the ground floor. The scheme introduces a 14m<sup>2</sup> dining area and a 10m<sup>2</sup> snug to the front, creating a welcoming and usable family space. To the rear, a new ground floor shower room and 14m<sup>2</sup> gym space are proposed.
- 3.3. A modest 3m<sup>2</sup> flat-roofed porch is proposed to the front elevation, creating a clearly defined and sheltered entrance sequence.
- 3.4. The incorporation of several large rooflights will maximise levels of natural daylight throughout the new accommodation, contributing to a bright, comfortable, and inviting internal environment.
- 3.5. In design terms, the proposal represents a proportionate and policy-compliant form of development that responds sensitively to both the host dwelling and its wider context. The scale, massing, and roof forms of the extensions have been carefully considered to remain subordinate to the existing house, ensuring that the character and visual integrity of the original building are preserved. External materials will match or closely complement those of the existing property, achieving a cohesive and harmonious appearance.
- 3.6. The existing garage is not currently used for vehicle parking due to level changes across the site; as such, the proposal will not result in any loss of parking provision or adversely impact local parking conditions.
- 3.7. The scheme supports the principles of sustainable development through the efficient reuse and adaptation of the existing built form, reducing the need for more extensive new construction. It also delivers flexible and accessible accommodation capable of adapting to the changing needs of the household over time.



*Visual of the proposed extensions*





## 4. APPENDICES

### 4.1. Existing Site Photos –

*Existing front elevation & entrance*



*Existing front elevation of side garage*





*Garage existing rear elevation*



*Main house rear elevation & existing shed*

