

DESIGN AND ACCESS STATEMENT

53 Leigh Road, Westbury, Wiltshire
BA13 3QW



PROJECT:	<u>Proposed new one storey dwelling</u> 53 Leigh Road, Westbury, Wiltshire, BA13 3QW
CLIENT:	Kevin Sheppard
DESIGNER:	WESTERN DESIGN ARCHITECTS
DATE:	APRIL 2026

Introduction

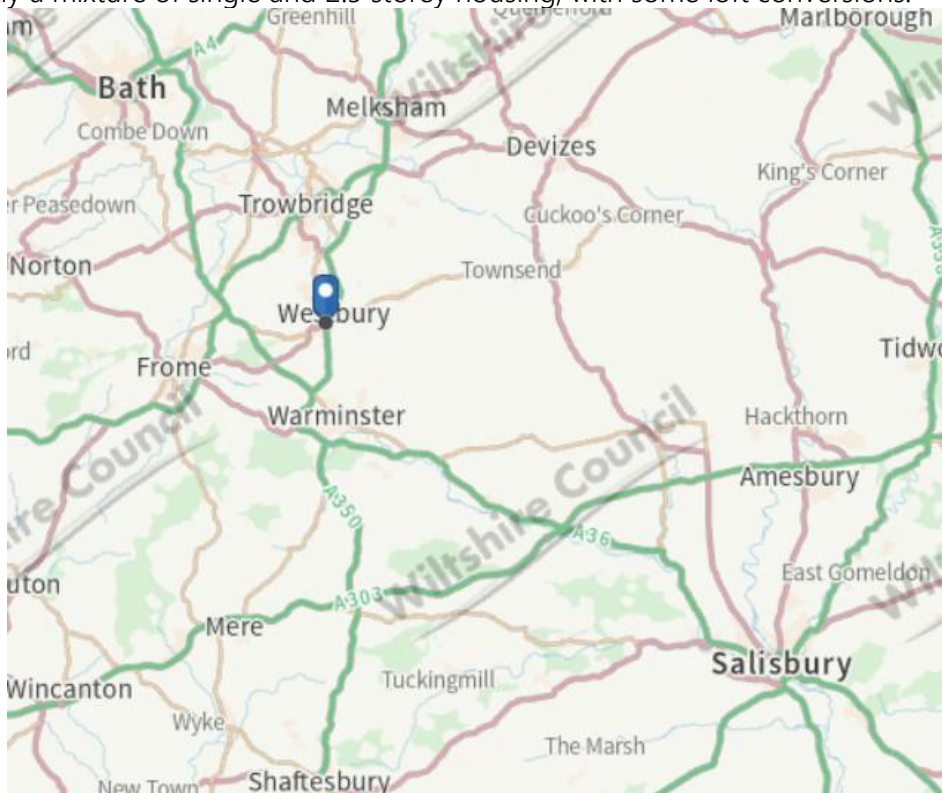
This statement forms part of an application for planning permission and should be read with the following documents;

- 100A - Site location and Block Plan - Leigh Rd 53
- 101 - Existing Site Plan - Leigh Rd 53
- 102B - Proposed Site Plan - Leigh Rd 53
- 103 – Existing Plans - Leigh Rd 53
- 104A - Proposed Plans - Leigh Rd 53
- 105A - Proposed Elevations - Leigh Rd 53
- 106A - Private Amenity Analysis Plan - Leigh Rd 53
- 107A - Overlooking study - Leigh Rd 53
- 108A - Proposed Visual Street Scene - Leigh Rd 53
- 109 - Existing No 53 House Plans - Leigh Rd 53
- 110 - Existing No 53 House Elevations - Leigh Rd 53
- 111 - Proposed No 53 House Plans - Leigh Rd 53
- 112 - Proposed No 53 House Elevations - Leigh Rd 53
- Ecology Report

Location

The site location is part of 53 Leigh Rd house, located on the west side of Westbury, a market town and civil parish in west Wiltshire, England. The town lies below the northwestern edge of Salisbury Plain, about 4 miles (6 km) south of Trowbridge and a similar distance north of Warminster.

The site to the rear of No 53 Leigh Rd is bounded to the west by a 2.5 storey house, made with local vernacular materials from red brick, render and buff stone; the surrounding houses are consistent with a post war aesthetic and all present 1 storey extensions in their rear gardens. The housing estate to the south of Leigh Rd off the Tynings appears to be a late 1960s/ 1970 development. Buildings are predominantly a mixture of single and 2.5 storey housing, with some loft conversions.



Area Location plan



Wiltshire Planning Explorer Mapping

Relevant Planning History

BR/16/38579/ELECSA

Building control application

Circuit alteration or addition in a kitchen/special location

One or more new circuits

Completion certificate issue date 11/11/2013

BR/19/019484/GASAFE

Building control application

Install a gas-fired boiler

Completion certificate issue date 24/05/2019

Relevant Planning Policy - Wiltshire Core Strategy 2015

Core Policy 57 - Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development

into its setting and to justify and mitigate against any losses that may occur through the development

- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by 286 occupants of the site
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm

- WILTSHIRE DESIGN GUIDE

The Site



Location – 53 Leigh Road, Westbury, Wiltshire, BA13 3QW

The proposed site is part of the rear garden of 53 Leigh Road, a 2 storey semi-detached dwelling in a residential area south of Westbury.

The existing house No. 53 Leigh Road was constructed in the 1950's, it was constructed with local vernacular materials which vary from red brick, render and buff stone.

Our proposed site development entrance will face the housing estate to the south of Leigh Rd off of the Tynings which appears to be a late 1960s/ 1970 development; buildings are predominantly a mixture of single and two storey housing, with some loft conversions.

The site is at present is an unused part of No 53 rear garden which is already divided by a fence and it does not serve or enhance the local character of the area; the site sits directly at the end of The Tynings and presents houses to the west (2 storey brick house with one storey garage towards east) and to the East (a single storey stone bungalow, which appears to be made in the late 1960's/70's).

The street scene is completely unbalanced at present, and it features a mixture of different house styles. The existing rear garden facing the Tynings presents a moderately unattractive elevations to the highway, with an exposed rear garden aesthetic forming a principal elevation to the road.

Site Levels

The site garden slopes down 70 centimetres from the site entrance (south) to the existing house (north).

The principle of the development

This application relates to the erection of a detached 1 storey dwelling that will be erected within the private residential rear curtilage of the host dwelling No. 53 Leigh Road, to the southeast of the rear elevation. The dwelling would consist of a single storey, 40sqm 1 bedroom house which would be accessed via a cul de sac within The Tynings. The proposal will provide one private parking space positioned to the front elevation of the proposed dwelling.

The proposed house is designed to blend with the existing architecture and scale and was designed following the guidelines provided by the Wiltshire Design Guide, which sets out spatial and quality requirements for all new developments.

The principle of our design respects the following guidelines:

Core Policy 57 - Ensuring high quality design and place shaping

The adopted WCS CP57 states that development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality and must, amongst others, relate positively to its landscape setting and the existing pattern of development. Development is also expected to respond positively to the existing townscape and landscape features in terms of building layouts, built form, mass and scale to effectively integrate the building into its setting.

The proposed dwelling will be of a similar style, scale and materials to the existing dwellings within the vicinity and it will be in line with the surroundings architecture. The proposed building will be a simple vernacular design, with brick walls under a zinc roof, similar to the adjacent neighbour No 27 The Tynings. The proposed scale (one storey) will be in line with the properties immediately adjacent to the southeast of the proposed dwelling where there lies a number of detached bungalows located with The Tynings.

The new front elevation completes the street scene, where the existing situation presents a rear garden elevation in a principal view, which does not enhance the setting.

The new front elevation enhances the setting of the Tynings.

Wiltshire Design Guide: 9.2 Expectation: Private Amenity Space

9.2.2: Minimum garden areas for all houses should be equivalent to the footprint of the house.

The existing rear residential curtilage of the host dwelling will be subdivided to provide a garden area of 84 sqm for the existing dwelling, in compliance with Wiltshire design code 9.2.2 section, alongside the application site for the proposed dwelling, with parking spaces and residential curtilage.

The existing No. 53 Leigh Road has a footprint of 82 sqm, our proposal will be to keep a 84sqm of rear garden/private amenity space, for the house to use. The proposal's private rear garden amenity of new dwelling will be of 82 sqm with a minimum required of 51 sqm which is equal to the proposed footprint of the house (Minimum garden areas for all new 1 storey houses should be equivalent to the footprint of the house) and with minimum depth of 9m for north facing gardens for new 1 storey dwellings, in compliance with Wiltshire design code 9.2.2 section. The table below is part of Wiltshire Design Code and sets the standards for private amenities and gardens.

Guidance on minimum standards table. However Site specific constraints will need to be factored in.

Type of Private Amenity Space	Apartments	1 storey houses	2 storey houses	3 storey houses
Minimum rear garden area	Not applicable	Equal footprint of dwelling	Equal footprint of dwelling	Equal footprint of dwelling
Minimum length of garden	Not applicable	9m if north facing, 5m otherwise	12m if north facing, 10m otherwise	15m if north facing, 10m otherwise
Minimum balcony/terrace area	5m ² for 2 people + 1sqm per additional occupant	Not applicable	Not applicable	Not applicable
Private communal space, where no public open space within 480m	5m ² per apartment	Not applicable	Not applicable	Not applicable

Page 75 of Wiltshire Design Guide – Private Amenity space

The below diagram Fig 1 illustrates that the proposed plot has private amenity space commensurate with many of the properties in the immediate area. The study shows that most of the southwest neighbouring properties have a different rear garden size, varying from a minimum of 61 sqm to a maximum of 68 sqm. Proposed new one storey house rear garden amenity will be of 82 sqm while the existing No. 53 Leigh Road proposed new rear garden will be 84 sqm, more than the minimum requirement specified in the Wiltshire design code 9.2.2 section and more than many of surrounding properties. The plot has been designed to allow private amenity space to be largely sheltered from overlooking of adjacent properties. Equally, because the proposed plot will be single storey, it will not overlook, overshadow or overbear upon the neighbors.



Figure 1 - Plot rear garden amenity analysis

In conclusion, the proposal will be in compliance with the minimum standards of the Wiltshire Design Guide section 9.2 Expectation: Private Amenity Space, for both the existing No. 53 Leigh Road and the proposed new single storey dwelling.

4.2 Expectation: Structured and legible development

Section 4.2.9 of the Wiltshire design code states that traditional 20m back-to-back distance is intended to prevent overlooking and secure a degree of privacy for householders. However, this guideline can be reduced if the design is suitable for the area (high density/town/village centre) and the design is sufficiently sensitive to reduce intrusive overlooking. This proposal shows that there will not be any back to back window looking directly to the neighbours windows inside the 20 m radius.

Fig 2 below illustrates that the proposal will be 20m away from neighbours windows directly overlooking our proposed building, which due to the high intensity of the site is more than required by the Wiltshire Design Guide.

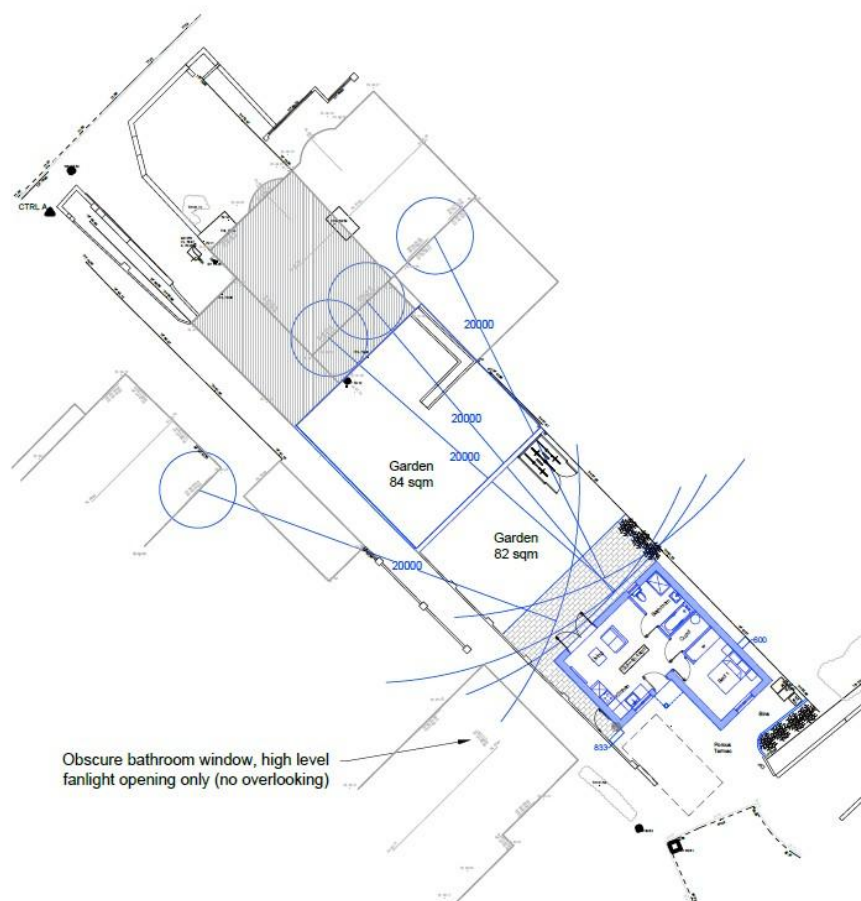


Figure 2 - Overlooking study

9.3 Expectation: Positive interface between private amenity space and public spaces

Section 9.3.2 states that "A private front garden space should extend at least 1 metre forward of the building line to provide a buffer between ground floor dwelling rooms and a public or semi-public communal area for example a pavement or public open space unless the local 'Context' and 'Identity' indicates a characteristic ground floor building line along the back edge of pavement".

The proposed new house was designed to enhance and respect the existing street scene, the main body of the house will be directly in line with the next door neighbour No 27 The Tynings (South-West), and is set back a minimum of 2.85 meters from the public pavement of The Tynings (entrance), in compliance with the Wiltshire Design Guide.

The Street scene of the Tynings that now presents an empty and abandoned space, will now have a new feature to complete the street scene and improve and enhance the overall security and appearance of the street.

Conclusion

The proposal will be in compliance with the Wiltshire Design Guide sections 4.2, 9.2 and 9.3 and also with the WCS CP 57 in siting, size, appearance, private amenity spaces and interface with the public space. It will respect the existing architecture and street scene by size and materials and will be an enhancement of the street scene. The proposal will make efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

Use Intensification is appropriate or otherwise to area

The proposal is to erect a new dwelling, Class C3 within an established settlement. The use intensification is therefore appropriate to the setting.

The use intensification will be minimum and respectful of the existing site and No. 53 Leigh Road where the proposal will be set, it will be in compliance with the minimum standards of the Wiltshire Design Guide section 9.2 Expectation: Private Amenity Space, for both the existing house No 53 and the proposed new single storey dwelling.

Are there suitable services in the area to support the proposal (Including transport network)

Given the built up residential nature of the site context, it will benefit from suitable service connections.

Impact on residential amenities due to use intensification

Due to the proposed siting of the dwelling and single storey scale, neighboring properties will be largely unaffected by the proposal. The proposed house is 1 storey in height, set away from neighbouring gardens and therefore avoids overlooking, overbearing or overshadowing. The proposal will be 20m away from neighbours windows directly overlooking our proposed building, which due to the high intensity of the site is more than required by the Wiltshire Design Code section 4.2.9. Please see accompanying drawings.

Impact from noise

The use class of the site will remain as C3 – Residential, therefore there will be no change to noise levels on the site and as such there will be no detrimental impact to neighbours.

Crime Prevention

There is no loss of natural surveillance from the site. Crime prevention measures are improved given the additional surveillance provided by the additional dwelling.

Photographic Survey

See Appendix

Design Principles

Scale

The proposed dwelling will be of a similar style and will consist of similar materials to the existing dwellings within the vicinity, the proposed scale (one storey) will be in line with the properties immediately adjacent to the southeast of the proposed dwelling where there lies a number of detached bungalows located with The Tynings.

Appearance - Impact on the character and appearance of the area

The proposed dwelling will be of a similar style and will consist of similar materials to the existing dwellings within the vicinity, the proposed external materials and shape will be a combination of the surroundings architecture. The proposed building will have a simple vernacular design, with brick walls under a zinc roof, similar to the southwest next-door neighbour No 27 The Tynings, while the proposed scale (one storey) will be in line with the properties immediately adjacent to the southeast of the proposed dwelling where there lies a number of detached bungalows located with The Tynings.

The proposal has less than substantial harm on the character and appearance of the area.

Landscaping / Arboriculture:

The construction of the proposal respects the existing garden of No. 53 Leigh Road where the proposal will lie. The new plot division will be in compliance with the minimum standards of the Wiltshire Design Guide section 9.2 Expectation: Private Amenity Space, for both the existing house No 53 and the proposed new single storey dwelling.

The approach to the street front is enhanced over the existing situation with soft landscaping and the correct siting in line with the existing next door neighbors No.27, 2.8 meters away from the public pavement.

Access

Vehicular access will be unchanged, utilising the existing access onto 'The Tynings'.

Refuse

The refuse provision will allow kerbside collection from The Tynings. Bin storage will be provided within the private amenity space

Highways / Cycles

The site access from The Tynings will remain as existing. Secure covered cycle storage can be provided within the rear garden amenity.

The proposal will allow 1 private parking space for the new dwelling.

The parking for the host dwelling is unchanged and remains accessed from Leigh Road.

Energy and Resources Statement

This statement is prepared in accordance with the recommendations outlined in section 14 of the National Planning Policy Framework (2021) 'Meeting the Challenge of Climate change, Flooding and Coastal Change'.

The following are the criteria, which have been applied to this design to comply with the government's planning policy statement on renewables and to create a sustainable development:

Sustainable Urban Drainage Systems

The drainage on site will be improved, all surface water from hard landscaped areas will be directed into soakaways on site to minimise the impact of surface water run-off.

Landscaping

The construction of the proposal will improve the current use of that garden area and will be in compliance with the minimum standards of the Wiltshire Design Guide section 9.2 Expectation: Private Amenity Space, for both the existing house No 53 and the proposed new single storey dwelling.

Materials

Locally sourced or natural materials will be used wherever possible.

Labour

Local labour will be used where possible to reduce travelling costs.

Embodied Energy

Materials used in the construction will have low embodied energy and be recycled from the modified wall.

Window Sizing and Positions

Principal rooms provided with adequate glazed areas to maximise natural light and reduce reliance on artificial lighting.

Ventilation

The extension is provided with openable windows to all principal rooms to allow good natural ventilation in warm weather.

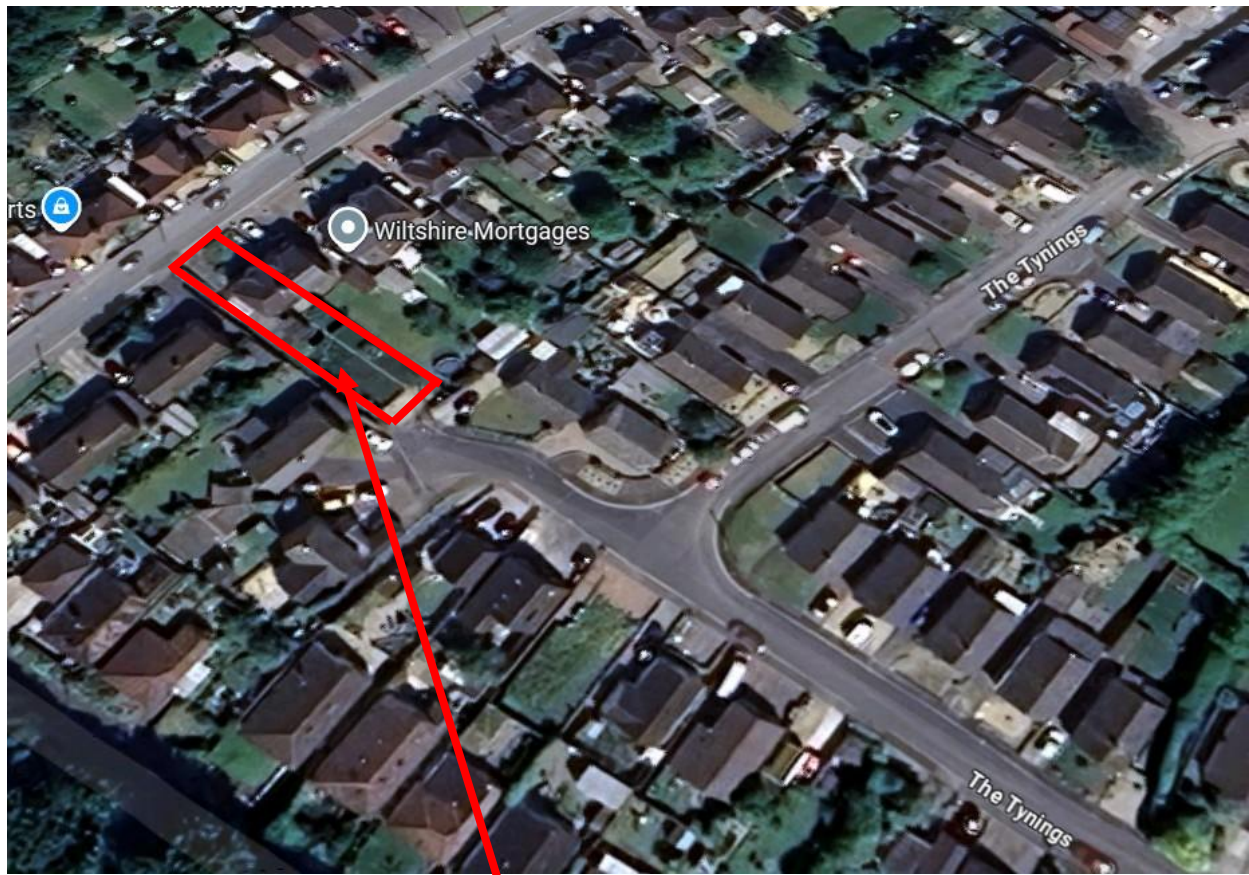
Insulation

There will be a high level of insulation, meeting or exceeding the requirements of building regulations requirements Part L1.

Energy Efficiency

All light fittings will be suitable for low energy lamps.

Visual/Photographic Survey



Application site highlighted with red outline (No. 53 Leigh Road)



No. 53 Leigh Road.

Existing access from the Tynings

Planning, Design and Access Statement
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View looking into the site from The Tynings showing existing vehicular access



View Looking into the plot (looking north)



View looking out of the plot towards The Tynings (looking south)



View of No 53 Leigh Rd front elevation showing existing driveway