

DESIGN AND ACCESS STATEMENT

Single-Storey Side Extension

3 Rochdale Avenue, Calne, Wiltshire, SN11 9AX

Applicant: Mr Brendan Cranston

Prepared by: Hartwood Oak Buildings

Date: April 2026

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for a single-storey side extension at 3 Rochdale Avenue, Calne, Wiltshire, SN11 9AX. The application is submitted on behalf of the applicant, Mr Brendan Cranston, who has occupied the property as his principal private residence for many years.

This statement sets out the design principles and access considerations underpinning the proposal and demonstrates that the development is appropriate in terms of its scale, form, materials, and relationship to the existing dwelling and its surroundings. It should be read in conjunction with the accompanying drawings prepared by Hartwood Oak Buildings (Drawing: 3 Rochdale Avenue – Existing and Proposed, dated 14/04/2026).

2. The Site and Its Surroundings

2.1 Site Description

The application site comprises a two-storey semi-detached dwelling set within a residential curtilage on Rochdale Avenue, a post-war residential street in the northern part of Calne. The property is of conventional construction, typical of suburban housing built in the latter half of the twentieth century, and is finished externally in part render, part facing brick under a pitched clay-tiled roof. The dwelling benefits from a front driveway providing off-street parking, a rear garden, and a side garden/forecourt area where the proposed extension is to be sited.

The surrounding area is characterised by residential development of a similar scale and character, predominantly comprising two-storey detached and semi-detached houses of comparable age and design. The street scene is informal and varied, with a number of neighbouring properties having been extended over time.

2.2 Designations and Constraints

The site does not lie within a designated Conservation Area. Calne's Conservation Area designation is focussed on the historic town centre and does not extend to Rochdale Avenue. The property is not listed, nor does it fall within the setting of a listed building. The site is not located within a Special Area of Conservation, Site of Special Scientific Interest, or any other statutory environmental designation.

The site sits at the northwestern extremity of the North Wessex Downs National Landscape (formerly AONB); however, Rochdale Avenue itself is within the built-up area of Calne and the

proposal relates to a modest residential extension with no material impact upon the wider landscape setting.

3. Relevant Planning Policy

3.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (December 2024) is a material consideration in the determination of this application. The NPPF sets out that the planning system should support sustainable development and promote good design that is appropriate to its context. Paragraph 130 requires that decisions should ensure development will function well and add to the overall quality of the area, and that development is visually attractive as a result of good architecture and appropriate landscaping.

The proposal represents a modest and well-considered enhancement to the existing dwelling, consistent with the NPPF's objectives of supporting the needs of householders whilst ensuring design quality and contextual sensitivity.

3.2 Wiltshire Core Strategy

The development plan for Calne is the Wiltshire Local Plan (Core Strategy), which is administered by Wiltshire Council as Local Planning Authority. Core Policy 57 (Ensuring High Quality Design and Place Shaping) requires that development demonstrates a high standard of design that respects and enhances the character of the local area. Core Policy 58 (Ensuring the Conservation of the Historic Environment) is noted, though it is not considered to apply directly given the absence of any heritage designation affecting the site.

The Calne Area Strategy (Core Policy 18) supports development that meets the day-to-day needs of residents and is appropriate to the scale and character of the settlement.

3.3 Calne Community Neighbourhood Plan

The Calne Community Neighbourhood Plan is a material consideration and should be read alongside the Wiltshire Core Strategy. The Neighbourhood Plan supports development that maintains and enhances the quality of the built environment and ensures extensions to existing dwellings are proportionate and in keeping with the character of the street scene.

4. The Existing Building

The existing dwelling is a two-storey semi-detached property. At ground floor level, the existing accommodation comprises an entrance hall, living room, kitchen, and a small single-storey utility room projecting from the side elevation. An existing conservatory is located to the rear. The first floor provides further residential accommodation above.

The existing single-storey utility projection to the side of the property is relatively modest in scale and reflects an ad-hoc addition to the original dwelling. It is finished to a lower standard than the main house and does not contribute positively to the overall character and appearance of the property.

5. The Proposed Development

5.1 Description of Works

The proposal is for the demolition of the existing single-storey utility room and its replacement with a larger single-storey side extension. The new extension is designed to be an integral and well-proportioned addition to the existing dwelling, replacing the existing substandard outshot with a purpose-designed and architecturally coherent structure.

The proposed extension will provide an enlarged kitchen and kitchen/living area at ground floor level, together with a new downstairs WC/cloakroom. These additions directly address the functional needs of the applicant and his household, providing accommodation that is proportionate to the size and type of the dwelling.

5.2 Scale and Massing

The extension is single-storey in height, remaining well below the ridge and eaves line of the existing two-storey dwelling. The proposed roof form adopts a pitched roof to match the existing porch and side extension vocabulary of the house, ensuring a cohesive and subservient relationship with the parent building. The depth and width of the extension are appropriate to the available curtilage and do not result in an overdevelopment of the plot.

The proposed extension does not project beyond the principal front elevation of the existing dwelling and therefore does not unduly alter the street scene or the relationship of the property with the public realm.

5.3 Materials and Appearance

External materials have been selected to match the existing dwelling as closely as possible. The proposed walling will be in facing brick to match the existing house brickwork, and the roof covering will be in clay tiles to match the existing porch and side elements. Window and door joinery will be white UPVC to complement the existing fenestration. This approach ensures continuity of materials throughout the property and results in a cohesive, well-integrated addition that reads as part of the original dwelling rather than as an incongruous attachment.

The intention to match materials as closely as possible reflects best practice for residential extensions and is consistent with the design guidance set out in Wiltshire Council's adopted policies and the NPPF.

6. Access

6.1 Vehicular Access and Parking

The proposed development will have no impact on the existing vehicular access arrangements. The driveway and off-street parking provision serving the property will be retained in their current form. No alterations are proposed to the site access or parking layout. The development therefore does not give rise to any concerns in relation to highway safety or parking capacity.

6.2 Pedestrian Access

Pedestrian access to the property is maintained from the existing front entrance and side access arrangements. The proposed extension does not obstruct or impede any existing pedestrian routes to or from the property. Access to the rear garden is retained.

6.3 Access for All

The proposed extension is at ground floor level and is therefore accessible to all occupants and visitors. The inclusion of a downstairs WC within the extension will positively improve the accessibility and functionality of the dwelling for all members of the household, including those with mobility considerations. The extension has been designed with step-free access at ground level in mind.

7. Impact on Neighbouring Amenity

The proposed single-storey side extension is modest in scale and has been carefully sited to minimise any impact upon the amenity of neighbouring properties. The extension is single-storey and as such does not introduce any elevated windows or viewpoints that could give rise to overlooking or loss of privacy to adjacent dwellings.

The extension is positioned to the side of the dwelling and, given its single-storey nature, will not result in any material overshadowing, loss of daylight, or overbearing impact upon neighbouring properties. The proposed works are considered to be entirely acceptable in terms of residential amenity and comply with the provisions of Wiltshire Council's adopted development management policies.

8. Sustainability

The proposed extension will be constructed to current Building Regulations standards, ensuring compliance with the requirements of Part L (Conservation of Fuel and Power). The new accommodation will be well-insulated, with thermally efficient construction to walls, roof, and floor. Window and door units will be double-glazed. These measures will ensure that the new accommodation contributes positively to the overall energy performance of the dwelling.

The proposal makes efficient use of the existing residential plot and avoids the need for the applicant to relocate or seek a larger property, thereby supporting the efficient use of existing housing stock in a sustainable manner.

9. Conclusion

This Design and Access Statement has been prepared in support of a householder planning application for a single-storey side extension at 3 Rochdale Avenue, Calne, Wiltshire, SN11 9AX. The proposal will replace an existing substandard single-storey utility outshot with a well-designed and materially cohesive extension providing an enlarged kitchen/living area and a new downstairs WC.

The proposed development is appropriate in terms of its scale, massing, design, and materials, and will not give rise to any unacceptable impact on the character of the area, the amenity of neighbouring residents, or the safe and efficient operation of the highway network. The scheme complies with the relevant provisions of the National Planning Policy Framework, the Wiltshire Core Strategy, and the Calne Community Neighbourhood Plan.

It is respectfully requested that Wiltshire Council look favourably upon this application and grant planning permission accordingly.