

PROPOSED NEW FOUR-BEDROOM DETACHED DWELLING
AT
LAND ADJACENT TO 35 BEAULIEU ROAD
AMESBURY, WILTSHIRE
SP4 7PD

DESIGN & ACCESS STATEMENT

PREPARED FOR MR N HIBBS



Ref number: DAS01 25016
By: Dale Roberts MCIAT
Date: April 2026
Revision:
Status: PLANNING APPLICATION



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DESIGN & ACCESS STATEMENT

1. INTRODUCTION

This Design and Access Statement has been prepared by Dale Roberts MCIAT of Dale Roberts Design Architectural Services in support of a full planning application for the construction of a new four-bedroom detached dwelling on infill land adjacent to 35 Beaulieu Road, Amesbury, Wiltshire, SP4 7PD.

The application proposes a single new dwelling of L-shaped plan form on a plot with a frontage of approximately 2–3m onto Beaulieu Road, widening significantly toward the rear. The design has been developed following informal officer comments from Wiltshire Council Planning Officer Hayley Clark, received by email on 31 March 2026. Hayley Clark noted that her comments were without prejudice and that any formal application submission would be fully assessed at the time of submission. The proposals directly respond to her guidance on layout, scale, materials and amenity.

This statement should be read in conjunction with the application drawings listed at the end of this document.

2. SITE DESCRIPTION AND CONTEXT

2.1 The Site

The application site comprises a parcel of undeveloped infill land adjacent to the western boundary of No. 35 Beaulieu Road, Amesbury. The site has a total area of approximately 470m² including areas of shared driveway within the ownership, with the plot area excluding the shared driveway being approximately 376m².

The site has a frontage of approximately 2–3m onto Beaulieu Road, widening significantly to the south where it reaches a maximum width of approximately 15m. A shared access driveway approximately 5.5m wide runs along the western boundary of the site providing vehicular access from Beaulieu Road to parking and garage provision at the rear of the plot. The driveway is surfaced in tarmac and is in multiple ownerships.

The site currently contains two garages, a large timber shed, a timber summerhouse and rubble, all of which are to be demolished as part of the development. The existing structures are recorded in the submitted site photographs (25016/SP01). The southern boundary is defined by a 2.5m high close-boarded timber fence with ivy which is to be retained in full. Buddleia is also present on the site and is to be retained. Ground levels across the site are broadly level at approximately 110.07m AOD.

2.2 The Surrounding Context

The surrounding properties are former Ministry of Defence married quarters constructed in the early 1960s. The estate has a consistent architectural character: two-storey semi-detached and detached dwellings in facing brick with double roman concrete tiled roofs, white uPVC windows and a modest but considered fenestration pattern. The properties are set back from the road behind front gardens with off-road parking to the front or side.

The immediately adjacent properties are No. 35 Beaulieu Road to the east, with 900mm separation from the proposed dwelling, and No. 33 Beaulieu Road to the west. Beyond Nos. 33 and 35 the street continues with a consistent run of similar dwellings on both sides of Beaulieu Road. Planning permission was granted by Wiltshire Council on 8 April 2025 (ref: PL/2025/00829) for a four-bedroom detached dwelling on infill land adjacent to 18 Lyndhurst Road, Amesbury, a directly comparable site on the same former MOD estate, providing a direct precedent for the principle of the proposed development.

2.3 Relevant Planning History

An outline planning application (reference PL/2025/08345) for two dwellings on this site was submitted and subsequently withdrawn following an officer recommendation for refusal on the grounds of overdevelopment and the difficulty of accommodating two dwellings on a plot where the frontage width

of approximately 2–3m is insufficient to present two dwellings to the street in a manner consistent with the character of the area. The current single-dwelling proposal directly resolves this concern by presenting a single front elevation of appropriate width and massing.

Following the withdrawal of the outline application, informal officer comments were sought from Wiltshire Council. The planning officer, Hayley Clark, confirmed on 31 March 2026 that a single dwelling was much better suited to the site, that the L-shaped plan form was acceptable, and that the principal concerns raised by the previous application were resolved by the revised single dwelling proposal.

3. THE PROPOSAL

3.1 Overview

The application proposes a new four-bedroom detached dwelling of L-shaped plan form, with a detached double garage, cycle store and bin store. The dwelling is two storeys in height with a pitched roof. The total gross internal area of the dwelling is 159m² (GIA) with a gross external area of 94.7m². The detached double garage has a GEA of 42.25m².

The L-shaped plan form is dictated by the geometry of the site. The main block of the dwelling addresses Beaulieu Road on its approximately 2–3m frontage, with the rear wing extending into the wider part of the plot. This arrangement maximises the use of the available land, provides a good quality garden to the south and west, and allows the front elevation to read coherently within the street scene.

3.2 Ground Floor Accommodation

The ground floor provides an open plan kitchen and dining room with triple glazed sliding doors opening onto the side (west-facing) garden, a separate living room, a study, an entrance hall with staircase, and a ground floor WC with plant room and storage cupboard. The entrance is via a canopied front door facing north onto Beaulieu Road.

3.3 First Floor Accommodation

The first floor provides four bedrooms including a master bedroom with en-suite shower room, three further bedrooms, family bathroom and a laundry room. Bedroom windows are arranged to face the front (north) elevation or the side elevation towards the shared driveway and garage. No first floor windows serving habitable rooms face the rear (south) elevation, in direct response to the informal officer advice received from the planning officer to protect the amenity of the neighbouring property at No. 35 Beaulieu Road.

3.4 Detached Double Garage and Ancillary Structures

A detached double garage of 6.5m x 6.5m (external) is proposed at the rear of the site, accessed from the shared driveway, providing a minimum internal dimension of 6.0m x 6.0m in accordance with the requirements of the Highway Authority. The garage has a flat sedum green roof with a standard proprietary perimeter detail incorporating concealed roof drainage. The sedum roof contributes to the Biodiversity Net Gain requirement and acts as a source control sustainable drainage measure, attenuating surface water runoff. A covered cycle store accommodating four cycles and a separate timber bin store are proposed adjacent to the garage, both accessed from the shared driveway.

3.5 Sustainability Measures

The proposal incorporates a comprehensive package of low-carbon and renewable energy measures:

- Air source heat pump (ASHP) providing space heating via underfloor heating throughout both floors and domestic hot water
- Whole-house mechanical ventilation with heat recovery (MVHR)
- 16 no. high-efficiency solar photovoltaic panels with minimum 10kWh battery storage
- Electric vehicle charging point in the garage

- Solar divert device to direct surplus solar generation to the hot water cylinder
- Underfloor heating throughout ground and first floor served by ASHP at low flow temperature
- Woodburning stove with direct external combustion air supply via a dedicated 100mm duct, served by a dark grey powder-coated twin-wall insulated flue above roof level, as shown on the proposed roof plan and elevations (25016/P101 and P110)
- Highly insulated building fabric significantly exceeding Building Regulations Part L minimum standards, as confirmed by the heat loss calculations: external wall U-value 0.14 W/m²K, warm roof U-value 0.11 W/m²K, ground floor slab U-value 0.11 W/m²K, triple glazed windows and doors at 1.0 W/m²K throughout

4. PLANNING POLICY FRAMEWORK

4.1 National Policy

The proposal has been assessed against the National Planning Policy Framework (NPPF) 2023, in particular Chapter 5 (Delivering a sufficient supply of homes), Chapter 9 (Promoting sustainable transport) and Chapter 12 (Achieving well-designed places). The proposed infill dwelling within the settlement boundary of Amesbury is consistent with the NPPF's objectives for sustainable development.

4.2 Local Policy - Wiltshire Core Strategy

- Core Policy 1 - Settlement Strategy: The site is within the settlement boundary of Amesbury. The principle of a single infill dwelling is acceptable in policy terms.
- Core Policy 2 - Delivery Strategy: The development contributes to the local housing supply in a sustainable location well served by existing services and facilities.
- Core Policy 41 - Sustainable Construction and Low-Carbon Energy: Complied with through the comprehensive low-carbon technology package described in Section 3.
- Core Policy 57 - Ensuring High Quality Design and Place Shaping: Complied with through careful attention to scale, massing, materials and the response to the existing street character.
- Core Policy 67 - Biodiversity and Geodiversity: Complied with through the delivery of Biodiversity Net Gain as described in Section 9.

4.3 Wiltshire Design Guide

The proposal has been designed in accordance with the principles of the Wiltshire Design Guide, with particular reference to the guidance on new residential development, materials, fenestration and the relationship between new development and the existing built environment.

4.4 Planning for Amesbury (September 2023)

The Planning for Amesbury strategy document (Wiltshire Council, September 2023) sets out the place shaping priorities for Amesbury as a Principal Settlement and Market Town. The document supports Amesbury as a self-sufficient community and recognises that small windfall infill sites within the settlement boundary will contribute to meeting local housing needs, noting that no additional strategic land allocations are required in Amesbury given existing commitments. The proposed development of a single infill dwelling on previously developed land within the settlement boundary is precisely the type of development anticipated by this strategy. The proposal also responds to the document's emphasis on high-quality design appropriate to Amesbury's character and its proximity to the Stonehenge World Heritage Site setting.

5. DESIGN APPROACH AND JUSTIFICATION

5.1 Amount

The application proposes one new dwelling. This directly addresses the principal reason for the withdrawal of the previous outline application, which sought two dwellings and was considered to

represent overdevelopment of the plot. The informal officer comments confirmed that a single dwelling is much better suited to the site. One dwelling allows sufficient space for a quality garden, adequate separation from No. 35, and an appropriate scale of development in the context of the surrounding estate.

5.2 Layout

The L-shaped layout responds directly to the constraints and opportunities of the site. While the frontage onto Beaulieu Road is approximately 2–3m wide, the dwelling is strategically set back to the point where the plot widens to approximately 15m, allowing the house to achieve a width and massing fully consistent with the proportions of Nos. 33 and 35. The main block of the dwelling addresses Beaulieu Road and maintains the established front building line of the adjacent properties. The rear wing of the L extends into the wider southern part of the plot, making efficient use of the available land without creating an over dominant mass on the front elevation. The L-shaped form positions the main two-storey block away from the shared boundary with No. 35 Beaulieu Road. The rear wing runs parallel to the shared boundary at a separation of 900mm, maintained as a pedestrian path within the applicant's ownership. The east elevation of the rear wing facing No. 35 contains three windows: a ground floor fixed pane dining room window substantially screened by the 1.8m high close-boarded timber fence; a first floor bathroom window with obscure glazing; and the tall narrow stair window with obscure glazing which faces directly onto the blank gable wall of No. 35 and does not overlook any garden or habitable room. None of the windows on this elevation create any material overlooking of the private amenity space or habitable rooms of No. 35. The 1.8m high close-boarded timber fence along the full length of the shared boundary provides effective ground-level screening throughout.

The layout provides clear separation between the private garden to the south and the shared driveway. The rear garden faces south, receiving good levels of sunlight throughout the day. The soft landscaping area of approximately 150.8m² provides a generous private amenity space appropriate for a four-bedroom dwelling.

5.3 Scale and Massing

The scale and massing of the proposed dwelling has been carefully calibrated to match the adjacent properties at Nos. 33 and 35 Beaulieu Road. A topographical survey of the site and adjacent properties has been carried out and the proposed dwelling has been designed to precisely interpolate between the surveyed eaves and ridge heights of the immediately adjacent properties. This creates a continuous and harmonious roofline that reads as a natural extension of the 1960s estate, with no discernible step or break in the established eaves line when viewed from Beaulieu Road.

A street scene elevation drawing (25016/P112) has been prepared and submitted with this application in response to the informal officer comments. This drawing shows the proposed dwelling in the context of the existing houses on both sides of Beaulieu Road and demonstrates that the new dwelling respects the scale, massing and proportions of the street.

The roof pitch of the new dwelling is 29°, which is shallower than the 36° pitch of the adjacent properties. The shallower pitch is the geometrically necessary solution to achieve matching ridge and eaves heights across the street scene, and the difference in pitch angle is not perceptible when the roofline is viewed from Beaulieu Road.

5.4 Appearance

Facing Brick

The main walling of the proposed dwelling is in a dark brown/grey multi-stock facing brick selected to match as closely as possible the colour and character of the facing brickwork on the adjacent properties

at Nos. 33 and 35. Brick samples will be approved on site prior to commencement. Mortar joint to main walling is buff/sand coloured flush joint throughout.

Accent brickwork details — soldier course lintels to ground floor windows, flat brick window cills, brick on edge header at eaves on the front elevation and brick on edge verge detail — are in a slightly darker tone from the same manufacturer family to provide articulation and visual interest.

Fenestration

Windows are triple glazed white uPVC casement in groups of three on both the ground and first floor of the front elevation, with 225mm brickwork between each window. White uPVC windows and fascias are specified throughout in accordance with the informal officer comments and to match the adjacent properties. The planning officer noted that materials and fenestration should match adjacent dwellings. First floor windows are positioned tight under the eaves, reflecting the characteristic detail of the adjacent properties. Ground floor windows have a soldier course lintel and flat brick cill.

Roof

The roof is in brown/grey concrete double roman interlocking tiles matching the colour and profile of the adjacent properties. The roof pitch is 29 degrees with ridge and eaves heights matching the adjacent houses. A dark grey powder-coated twin-wall insulated flue, serving the proposed woodburning stove, projects above the rear roof slope.

Garage

The detached double garage is finished in off-white render, providing a sympathetic contrast to the main dwelling's brickwork. The front elevation has a single white up-and-over garage door. The side elevation facing the garden includes a white uPVC window and a glazed pedestrian door. The garage is positioned at the rear of the plot, screened from the street scene by the proposed dwelling, and does not overbear the private amenity space of No. 35.

6. IMPACT ON NEIGHBOURING AMENITY

6.1 No. 35 Beaulieu Road - Eastern Neighbour

No. 35 is the immediately adjacent property to the east, with 900mm separation between the flank wall of No. 35 and the proposed dwelling, as confirmed on drawing 25016/P011. The proposed dwelling has been designed to avoid any first floor windows on the rear (south) elevation serving habitable rooms, in direct response to the informal officer advice. No bedroom windows face the rear elevation. The east (side) elevation includes a 1200 x 1200mm ground floor dining room window and a 900 x 600mm first floor bathroom window obscure glazed, both positioned 1m south of the rear elevation of No. 35 and therefore not directly facing the habitable rooms of the neighbouring property. A 1.8m high close-boarded timber fence along the full length of the shared boundary provides effective ground-level screening and ensures the ground floor window does not create any material overlooking of the rear garden of No. 35.

The south (rear) elevation at first floor level is entirely devoid of habitable room windows. The bathroom is served by an obscure glazed window to the east (side) elevation, with a restricted top-hung opening in accordance with the planning officer's suggestion. The master bedroom is positioned at the rear of the dwelling with a window to the west (side) elevation only, ensuring no overlooking of the garden of No. 35. The south elevation gable is in facing brickwork.

First floor bedroom windows face the front (north) elevation towards Beaulieu Road and the side elevations. These windows do not create any overlooking of the private amenity space of No. 35 Beaulieu Road.

6.2 No. 33 Beaulieu Road - Western Neighbour

There is no adverse amenity impact on No. 33 Beaulieu Road from the proposed development.

6.3 Wider Neighbours

The proposed dwelling is set within the existing plot at a scale consistent with the surrounding development. The separation distances between the proposed dwelling and all other neighbouring properties are consistent with or in excess of those found elsewhere in the street.

7. ACCESS AND PARKING

7.1 Vehicular Access

Vehicular access to the site is via the existing shared driveway off Beaulieu Road. The driveway is approximately 5.5m wide and runs along the western boundary of the site from Beaulieu Road to the rear parking and garage area. The red line boundary of the application extends across the full length of the shared driveway to demonstrate that access to the parking spaces and garage can be achieved. Ownership notices have been served on all other land owners within the red line boundary in accordance with the Town and Country Planning Act 1990. No alterations to the existing shared driveway or kerb crossing are proposed.

7.2 Parking Provision

Four off-road parking spaces are provided within the red line boundary, all accessed from the shared driveway. This exceeds the planning officer's stated requirement for three off-road spaces, which must all fall within the red line boundary:

- Two spaces within the detached double garage, each 3.0m wide x 6.0m deep
- Two spaces in front of the garage, each 2.4m wide x 4.8m deep minimum

No parking is proposed at the front of the plot, which is fully landscaped. The garage and parking layout has been designed to allow all vehicles to be manoeuvred entirely within the site without obstructing the shared driveway or requiring any vehicle to reverse onto Beaulieu Road.

7.3 Pedestrian Access, Cycle Storage and Waste Management

Pedestrian access to the proposed dwelling is available directly from the public footpath on Beaulieu Road to the front entrance canopy and front door at the north elevation. A secondary pedestrian route is also available along the shared driveway to a rear gate adjacent to the double garage. Covered cycle storage is provided adjacent to the bin store at the rear of the garage, both accessed from the shared driveway. A further pedestrian route is also available along the east side of the dwelling via a 900mm wide path within the plot, connecting the front garden directly to the rear garden without the need to enter the shared driveway.

Waste Management Strategy

Permanent waste and recycling storage is located 10m from the property's side gate. The side gate is situated 33m from the public highway (Beaulieu Road) via the private shared driveway.

Collection Strategy: To ensure compliance with Wiltshire Council's waste collection policy, the resident will be responsible for moving the containers from the storage area to a designated Collection Point at the junction of the private drive and Beaulieu Road on scheduled collection days.

Collection Point: A level, hardstanding area (minimum 1.5m x 1m) will be provided at the property boundary adjacent to the adopted highway. This ensures the refuse collection vehicle remains on Beaulieu Road and that the pull distance for waste operatives remains within the required 10m–15m limit.

Access Route: The 44m total transit route from the bin store to the collection point follows the level, firm surface of the private shared drive. The route is free of steps and loose gravel, ensuring safe and unobstructed movement of wheeled bins for all occupants.

8. AIR SOURCE HEAT PUMP - NOISE ASSESSMENT

An air source heat pump (ASHP) is proposed as the primary heating and hot water source for the new dwelling. The external unit is located on the west side of the dwelling adjacent to the front wall, screened by the 1.8m high close-boarded timber fence.

Wiltshire Council's Environmental Health (Public Protection) team will be consulted on the ASHP installation. The ASHP must achieve a maximum sound rating level of 35dB LAeq,15mins at any noise sensitive facade of neighbouring premises. A Heat Pump Noise Level Calculation has been prepared by Power Naturally in accordance with the CIEH/IOA methodology as required by Wiltshire Council's Environmental Health team, and is included within the Heat Load Report submitted with this application. The ASHP unit is screened from the front and side by the 1.8m high close-boarded timber fence. The nearest assessment position at 12.0m from the unit, assessed with a Type 2 partial view barrier correction accounting for the fence screening, produces a calculated sound pressure level of 30.2 dB(A) — well below the 35 dB(A) LAeq,15min limit. The noise assessment demonstrates full compliance with Wiltshire Council's requirements. The manufacturer's acoustic data sheet and heat load report are submitted with this application.

9. BIODIVERSITY NET GAIN

The application site has an area of approximately 470m² (0.047 hectares). The proposed development will deliver a net gain of 27.77% against the mandatory 10% minimum Biodiversity Net Gain requirement under the Environment Act 2021, as assessed by Herdwick Ecology using the Defra Small Sites Metric (SSM). The following biodiversity features are incorporated into the design:

- Sedum green roof to the detached double garage (42.25m²) with standard proprietary perimeter detail - classified as green roof habitat in the BNG metric
- Wildlife pond approximately 4.5m x 2.0m in the west side garden with butyl liner, native marginal planting and sloped beach entry. Engineered crate soakaway located beneath pond — sizing and position to BRE Digest 365, both to be coordinated and confirmed at building regulations stage
- Swift brick integrated into the gable end of the dwelling
- Bat box tile in the rear roof slope
- Front garden fully landscaped with native and wildlife-friendly species planting
- Existing site vegetation retained where possible, including existing buddleia and boundary fencing with ivy to the southern boundary
- New garden area of 150.80m² created to the south and west, including wildlife pond, native and wildlife-friendly planting — contributing 0.0291 habitat units to the BNG metric

The existing structures on the site were assessed by a Natural England licensed bat worker for their potential to support bats. Given their modern construction and lack of suitable features, they were assessed as having negligible potential for roosting bats and no further survey or assessment is required. The Biodiversity Gain Plan will be submitted as a pre-commencement condition.

10. NUTRIENT NEUTRALITY

The application site lies within the catchment of the River Avon Special Area of Conservation (SAC). In accordance with the requirements of the Habitats Regulations Assessment, the development must demonstrate phosphorus neutrality before planning permission can be granted. The phosphorus neutrality calculation has been completed using Wiltshire Council's nutrient calculator. Phosphorus mitigation credits will be purchased from Wiltshire Council's mitigation scheme at the validation stage. The water consumption design for the new dwelling does not exceed 110 litres per person per day as required.

11. SELF-BUILD REGISTRATION

The proposed development is intended as a self-build project. The self-building applicant intends to occupy the completed dwelling as their sole or main residence. In accordance with the informal officer comments, a Section 106 legal agreement will be entered into before the decision notice is issued to secure the self-build restriction and to support the applicant's entitlement to claim Community Infrastructure Levy Self-Build Relief.

12. PLANNING POLICY COMPLIANCE

12.1 Core Policy 57 - High Quality Design and Place Shaping

The proposal demonstrates full compliance with Core Policy 57 through a design that responds positively to the existing townscape through careful attention to scale, massing, fenestration and materials. The front elevation is in keeping with the character of the street as demonstrated by the submitted street scene elevation. Materials are selected to complement and match the adjacent properties. The proposal avoids overlooking and overbearing impact on neighbouring properties.

12.2 Core Policy 41 - Sustainable Construction and Low-Carbon Energy

The proposal delivers exceptional compliance with Core Policy 41 through a comprehensive low-carbon design strategy including ASHP, MVHR, solar PV with battery storage, woodburning stove with external combustion air supply, underfloor heating throughout and a highly insulated building fabric significantly exceeding Building Regulations minimum standards.

12.3 Core Policy 67 - Biodiversity and Geodiversity

The proposal delivers a minimum 10% Biodiversity Net Gain through the features described in Section 9, in compliance with Core Policy 67 and the mandatory BNG requirements of the Environment Act 2021.

13. CONCLUSION

The proposed development of land adjacent to 35 Beaulieu Road, Amesbury represents a well-considered and policy-compliant infill development. The single dwelling proposal directly addresses the concerns that led to the withdrawal of the previous outline application for two dwellings, and has been developed in direct response to positive informal officer comments from the planning officer.

The design responds sensitively to the character and scale of the surrounding 1960s estate through careful attention to eaves heights, materials, fenestration and brick detailing. The street scene elevation submitted with this application demonstrates clearly that the new dwelling will sit comfortably alongside Nos. 33 and 35 Beaulieu Road and will make a positive contribution to the appearance of Beaulieu Road. The development delivers significant sustainability benefits through a comprehensive low-carbon technology package that significantly exceeds current Building Regulations requirements. The proposal also delivers Biodiversity Net Gain and achieves phosphorus neutrality in relation to the River Avon SAC. The application merits planning permission as a well-designed, policy-compliant development that will provide a high-quality family home whilst respecting and enhancing the established residential character of Beaulieu Road, Amesbury.

This Design and Access Statement is to be read in conjunction with the enclosed drawings and documents:

Drawings:

- 25016 / P001 Site Location Plan
- 25016 / P002 Site Block Plan
- 25016 / P010 Existing Site Plan

- 25016 / P011 Proposed Site Plan
- 25016 / P100 Proposed Ground Floor and First Floor Plans
- 25016 / P101 Proposed Roof Plan
- 25016 / P110 Proposed Elevations
- 25016 / P111 Proposed Section
- 25016 / P112 Street Scene Elevation
- 25016 / P113 Proposed Garage Plans and Elevations

Supporting Documents:

- 25016 / SP01 Site Photographs (recording existing site and structures to be demolished)
- Biodiversity Net Gain Report — Herdwick Ecology Ltd (Ref: 440 Biodiversity Net Gain Report - May26-2)
- Defra Small Sites Metric — Herdwick Ecology Ltd (Ref: 440/R2/2026/V2), May 2026
- Nutrient Neutrality Calculation — Herdwick Ecology Ltd (Ref: Nutrient Calculator River Avon SAC V03 01 6)
- LAO 35 Beaulieu Road - Sound Assessment Document