

Design and Access Statement

Proposed Two-Storey Side Extension 24 Picketleaze, Chippenham, SN14 0DN

May 2026

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for a proposed two-storey side extension at 24 Picketleaze, Chippenham, SN14 0DN. The proposal has been designed to provide additional family accommodation while respecting the character and appearance of the existing dwelling and surrounding residential area.

The application relates to an existing detached two-storey dwelling located within an established residential estate. The proposal seeks to extend the property to the side, creating additional internal living accommodation at ground floor level and a new study and en-suite arrangement at first floor level.

2. Site and Surroundings

The site comprises a detached residential dwelling positioned within a suburban residential setting characterised by similar modern family homes of varying forms and sizes. The property occupies a corner-style plot with amenity space to the rear and side.

The surrounding area is predominantly residential in nature, with neighbouring dwellings constructed using buff brickwork and tiled pitched roofs.

Existing materials include:

- Tooled buff block walls
- Double roman clay tiled roof
- Double glazed windows

3. Existing Property

The existing dwelling is a two-storey detached house comprising:

Ground Floor:

- Entrance hall
- Kitchen
- Laundry room
- WC

- Dining area
- Living area

First Floor:

- Three bedrooms
- Family bathroom

Existing gross internal floor areas:

- Ground Floor: 48.98m²
- First Floor: 43.92m²

4. Proposed Development

The proposal consists of a two-storey side extension positioned to the eastern side elevation of the dwelling.

Proposed Ground Floor Accommodation:

- Games room/additional living space

Proposed First Floor Accommodation:

- Study
- En-suite

Additional floor area:

- Ground Floor: 17.88m²
- First Floor: 17.88m²

Resulting total floor areas:

- Ground Floor: 66.86m²
- First Floor: 61.80m²

5. Design

The proposed extension has been designed to remain proportionate and subordinate to the original dwelling. The extension follows the established building line and integrates appropriately with the scale of the existing house.

The proposal adopts materials and detailing that closely match the existing dwelling, including:

- Tooled buff block walls
- Double roman clay roof tiles
- Double glazed windows to match existing
- Flush rooflights

6. Residential Amenity

The proposed extension has been carefully designed to minimise any adverse impact on neighbouring properties.

The extension maintains suitable separation distances from adjacent properties and has been designed to avoid unacceptable overlooking, overshadowing, or overbearing impact.

7. Access

Existing vehicular and pedestrian access arrangements remain unchanged. The proposal does not alter the established access to the property from Picketleaze.

The internal layout maintains clear and functional circulation throughout the property.

8. Sustainability

The proposal makes efficient use of the existing residential plot and extends the life and usability of the dwelling for long-term family occupation.

The development utilises modern construction methods and materials consistent with current building regulations standards for thermal efficiency and energy performance.

9. Conclusion

The proposed two-storey side extension at 24 Picketleaze has been carefully designed to complement the existing dwelling and surrounding residential context.

The proposal respects the character of the area, preserves neighbouring amenity, maintains existing access arrangements, and provides improved family accommodation. Planning permission is therefore respectfully requested.