

DESIGN AND ACCESS STATEMENT

Appllcation:	Proposed side & rear extension and associated works.
Property:	Little Orchard, 67 Compton Bassett, Calne, Wilts, SN11 8SW
Client:	Mr & Mrs Cary
Date:	May 2026



1.0 INTRODUCTION

- 1.1 This application seeks to extend the existing dwelling to create a functional family home. The purpose of this statement is to identify and assess the relevant planning considerations associated with the application.
- 1.2 Accompanying Documentation:
 - a) Location Plan
 - b) Existing Block Plan
 - c) Proposed Block Plan
 - d) Existing Elevations
 - e) Proposed Elevations
 - f) Existing Floorplan
 - g) Proposed Floorplan
 - h) Existing & Proposed Roof plan

2.0 PROPOSED SITE INFORMATION

- 2.1 Little Orchard is located in Compton Bassett, a ribbon village in a rural landscape situated 3.5km East North East of Calne.
- 2.2 The village is largely designated as a conservation area, and the property in question lies within the conservation area.
- 2.3 The property in question is not listed. There are a number of listed buildings in the village with the closest being Manor Cottage, 63 Compton Bassett
- 2.4 The property lies outside the North Wessex Downs area of outstanding natural beauty (AONB).
- 2.5 The field to the rear (east) of the property used to be a Cricket Pitch and is still annotated as 'Cricket Ground' upon OS mapping however this area has been reverted back to agricultural production.
- 2.6 The property is accessed directly off the unnamed council maintained highway via an existing residential access.

3.0 PROPOSAL

- 3.1 The proposal seeks the removal of the existing conservatory and rear addition currently housing the kitchen together with the erection of a new single storey rear extension in its place.
- 3.2 In addition, the application proposes a side extension, extending above the existing side element to provide additional first floor accommodation.
- 3.3 Currently, the property provides only one principal bedroom together with a small box room at first floor level. Furthermore, the existing conservatory is showing its age, whilst the rear kitchen addition suffers from water ingress issues as a result of an inadequate roof pitch. The proposal will create a modest functional three bedroom family home with well considered living accommodation.

Scale & Design

- 3.4 Within the village, symmetry between semi-detached dwellings is a common theme. In considering the scale and design of the proposed extension, regard has been had to the relationship between No. 67 (the application property) and the adjoining No. 66. For context, No.67 is left of the dotted red line shown on images 1 & 2 below.



Image 1 - Existing façade



Image 2 – Proposed façade.

- 3.5 To the right of No. 67's front elevation sits a gable forming part of No. 66. The proposed extension has been designed to match the scale, form and proportions of the adjoining gable, creating symmetry and a balanced appearance within the street scene.

Rear Elevation

- 3.6 The existing rear elevation has evolved in a piecemeal and incoherent manner through a series of historic additions, most notably the existing conservatory, which detracts from the character and appearance of the dwelling, as shown below. The proposed development seeks to rationalise and enhance the rear elevation through the removal of these unsympathetic elements and the introduction of a well designed scheme.
- 3.7 The proposed principal massing will reflect the scale and proportions of No. 66, ensuring a balanced relationship between the properties, whilst the new first floor extension is clearly expressed as a high quality contemporary addition. Collectively, the works rationalise the existing piecemeal rear elevation and result in a more cohesive overall appearance.



Image 3 – Existing rear elevation



Image 4 – Proposed rear elevation

Construction / Materials

- 3.8 The main extension to dwellinghouse has been designed to reflect the character and appearance of both the existing dwelling and the adjoining neighbouring property, including matching materials, detailing and window design.
- 3.5 Main dwelling elevations – Render to match the existing dwellinghouse and adjoining property.
- 3.6 Rear Single Storey elevations – A mix of natural timber boarding and natural stone, intentionally designed to read as a contemporary addition.
- 3.7 Roof covering – Cotswold Stone to the front and rear to match. Reproduction Cotswold Roof Slates to north. Reproduction slates were accepted upon the current side addition and upon the neighbouring dwelling. The single storey rear extension will have a contemporary standing seam steel roof.
- 3.8 Rain Water Goods – to match No.66.
- 3.9 Rear Single Storey Windows – Dimensions and positions as shown on the proposed plans, finished in Grey Beige to complement the contemporary design of the single storey rear extension.
- 3.10 Existing dwelling & extension windows - replicating the proportions, detailing and external appearance of traditional timber joinery. Importantly, the units incorporate concealed trickle ventilation. Collectively, these details ensure a high quality and authentic appearance whereby the windows would be largely indistinguishable from traditional painted timber units.

4.0 PLANNING ASSESSMENT

- 4.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".
- 4.2 At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006) and the Compton Bassett Neighbourhood Plan 2015 – 2013 (Made 2016).
- 4.3 The National Planning Policy Framework (NPPF) 2024 as amended in Feb 2025 is the current national level policy document. This has been considered. At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

5.0 PRINCIPLE OF DEVELOPMENT

- 5.1 The proposal is for extensions and refurbishment of an existing dwelling and therefore in principle is considered to comply with CP1, CP2 and CP8 of the Wiltshire Core Strategy.
- 5.2 The proposal also preserves the character of Compton Bassett and the Conservation Area, as well as the wider rural landscape as such it complies with objective 7 & 10 of the Compton Bassett Neighbourhood Plan.

5.0 IMPACT ON NEIGHBOURING AMENITY

- 5.1 The proposed plans present no further windows overlooking neighbouring properties.

6.0 IMPACT ON ECOLOGY

- 6.1 Due to the proposal comprising householder development, the application is considered exempt from mandatory BNG requirements. Furthermore, the proposal falls below the current de minimis threshold, with the majority of the works situated upon the footprint of existing built form together with a small area of existing patio.

7.0 IMPACT ON CHARACTER & APPEARANCE OF AREA

- 7.1 The extensions reflect the scale, proportions and character of the host dwelling, whilst the rear single storey extension is intentionally expressed as a high quality contemporary addition. Overall, the proposal is considered to preserve and enhance the character and appearance of the area in accordance with Core Policy CP57 of the Wiltshire Core Strategy.

8 CONCLUSION

- 8.1 The proposal seeks permission for well considered extensions and refurbishment works to an existing dwellinghouse within the settlement boundary of Compton Bassett. The proposed development has been carefully designed to integrate sympathetically with the existing dwelling whilst improving the overall appearance, functionality and architectural coherence of the property.
- 8.2 The proposal would not result in any unacceptable impact upon neighbouring amenity, ecology or the wider character and appearance of the area.