

The Orchard

East Tytherton, Chippenham,
Wiltshire, SN15 4LT

Design & Access Statement

May 2026



Application Details

Site Address:

The Orchard,
East Tytherton
Chippenham
Wiltshire
SN15 4LT

Applicant:

Mrs Sarah Ambler

Prepared by:

LS Architectural Design

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Introduction

This Statement forms part of a Full Plans Householder submission and has been prepared by LS Architectural Design as appointed agent to the applicant Sarah Ambler. It seeks to open a dialogue and gain planning approval for the proposed construction of single storey side and rear extensions, together with garage conversion and general alterations at The Orchard, East Tytherton.

This submission follows consultation with the applicant and reflects the requirements of their brief whilst responding to specific local and national planning policy. The objective is to enlarge and create a more functional and sustainable home for the applicant, in the village where they wish to remain and live within the community.

Local policy requires proposals to address a number of factors, particularly of relevance in this case including scale, height, massing and density of development, the relationship to townscape and landscape context. In response and supporting this Design Statement, existing site & location plans are submitted together with the proposals.

History

The application relates to The Orchard, a single-storey detached dwelling located within the East Tytherton Conservation Area. The Conservation Area Description (Oct 2005) describes buildings in the village as are predominantly two-storey, being constructed of random-rubble, coursed-stone or multi-red brick, with some colourwash and half-timbering; roofs are generally of slate, pan or plain tile, with some stone.

The site is within the Settlement Framework Boundary of East Tytherton, where the principle of reasonable householder extensions is supported under the provisions of Policies 57 and 58 of the Core Strategy. The village is afforded with a range of facilities and is well provided for with public transport links, such as bus routes & stops which connect to nearby employment and shopping facilities.

Set adjacent the main arterial route The Orchard affords direct vehicular access and private on-plot parking. The property is large in size with a broad frontage which consists of parking for 3no. cars, additional integrated garaging and a large private rear garden. The property is bound by established residential development to the west and open countryside to the north and east.

The Orchard is finished in reconstituted stone and is set under concrete profiled roofing tiles with white PVCu doors, windows, fascias and rainwater goods.

Use

The property has C3 residential classification and is currently in use as a dwelling as part of the wider estate. No change of use is proposed.

Application, Character and Appearance

Key design considerations are to conserve, enhance and be sympathetic to the setting and character of the site, its amenity space and its surrounding landscape character. Core Policy 57 requires new development proposals to respect the local context in terms of building layout, form, height, mass, scale, plot size and elevation design to effectively integrate proposals into their setting. Core Policy 58 requires that development should protect, conserve and where possible enhance the historic environment. The Design Statement Policies of Bremhill Neighbourhood Plan (Made Feb 2018) are also of relevance as they reflect the aims and objectives of Core Policies 57 and 58 of the WCS in terms of high-quality design.

The proposals comprise the demolition and replacement of an existing and inefficient side porch and rear conservatory, the construction a single storey rear extension and the conversion of an integrated garage into additional habitable space.

The replacement structures occupy the same footprints of the existing porch and conservatory, 5.4sqm and 18.5sqm respectively, whilst the proposed new rear extension demands a gross external footprint area of circa. 26sqm. At a depth of approximately 4.5 metres and a width of 6m, the proposal projects off the 12 metre width of the host dwelling.

The application also seeks planning permission for the full conversion and change of use of an integral garage into further habitable accommodation. The proposals utilise existing door and window openings to afford functional, light and airy spaces without significant change to the existing dwelling.

With considered design, the proposed extensions are comfortably contained within the existing built form and their siting could not be considered incongruous or detrimental. It is considered that the scale remains proportional to the host dwelling and the space available at the site and is demanding its own individual setting whilst remaining consistent with the established pattern of development in the immediate area.

The existing site curtilage extends to around 819sqm with the proposed building footprint accounting for 25% (circa. 208sqm) of that. This sits comfortably within the 50% permitted development upper limit. The site coverage and appropriate scale, together with the use of materials from the immediate area, will result in a visually attractive and harmonious addition.



Photo 1. Rear view showing context of single storey extension

The proposals are modest and will not be significant. New pitched roof lounge and master bedroom extensions are proposed to the rear, with particular focus given to maintaining the integrity of the original house. These are to utilise reconstituted stone walling and interlocking concrete roof tiles to match the existing dwelling, reaching eaves heights of approximately 2.8 & and ridge heights of 4.5 and 5.2 metres respectively. The replacement flat roofed porch side extension will also utilise reconstituted stone but with an EDPM or similar approved rood finish.

Subservient extensions are therefore achieved with single storey forms and a carefully selected palette of matching materials. This should continue to make a positive contribution whilst remaining consistent within the local vernacular. Given the nature, modest scale of the proposals and use of sympathetic materials, there are considered to be no adverse impacts to the character and appearance of the Conservation Area.

The proposals by reason of their design, siting, scale, massing, layout and materials are considered acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area. The proposal accords with local policies CP57 & BE2 and paragraph 17 and part 7 of the NPPF.

Layout

The proposals are designed to meet the functional needs of the applicant and allow for an enlarged and sociable open plan ground floor kitchen, living and dining space, as well as new boot room/ utility and home office spaces which address the applicant's practical needs and increased work from home demands. Rear extension and conversion of the existing garage also afford a more functional layout with the provision of an additional bedroom with an ensuite facility for their growing family.

Whilst the proposed extensions are sited within the existing side and rear garden, they largely occupy the same footprint as the existing porch and conservatory and so suitable amenity spaces are retained and continue to contribute towards the functional family use of this plot.

Residential Amenity

When viewed from the adjacent highway to the south, the affected area of the site is largely screened from view. A circa. 2m hedgerow to the east and west, provide enclosure to the rear garden and maintain privacy to adjacent amenity spaces.

Policy sets out to ensure developments provide an appropriate level of amenity space for new and future occupiers, relative to their use and avoiding harm to private amenity in terms of privacy, light and outlook/overlooking.

Although the rear extension proposals extend beyond the original elevation of The Orchard, their footprints are offset 4m & 2m from the neighbouring Oaklyn & open field boundaries to the west and east respectively. Furthermore, with the design of hipped roofs, any over-shadowing or over-bearing impacts are limited.

To assess whether there will be an overbearing impact or a significant loss of light to a neighbour's habitable room tests based in part upon guidance issued by the Building Research Establishment 'Site Layout for planning for daylight and sunlight: A guide to good practice – second edition' 2011 have been applied.

There are two stages for applying the 45-degree test. The first stage considers the depth and width of the extension and the second considers the height of the extension. If the proposed extension fails both stages of the 45-degree test then the proposal would normally be considered unacceptable and would be refused planning permission. If, however the proposed development only fails one of the tests then it is unlikely to result

in a significant harmful impact.

In this instance, the proposals comfortably pass both the stage one depth test, as well as the stage two height test.

Given the design, scale, massing and siting of the proposed development, the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance.



Photo 2. Established screening from public view points.

The NPPF sets as a Core Principle that planning should ensure a “good standard of amenity for all existing and future occupants of land and buildings”. Reflecting this, as an aspect of good design, local policy requires development proposals to adequately address impacts on residential amenity. A generous amenity area of c.611sqm is retained under these proposals which will benefit the enjoyment of the extended property.

Access & Parking

The Orchard is accessed off and linked to the adjacent highway which runs to the south of the site. The dwelling currently benefits from four bedrooms and this is to be increased to a fifth bedroom under the proposal. The proposals include the conversion of the existing garage and whilst this results in the loss of a single parking space, three existing off road driveway car parking spaces are retained which therefore satisfy Wiltshire Councils Parking Strategy requirement of three spaces for a 4-5 bed house.

During the construction process, materials will arrive by the builder's merchant's delivery vehicles. Large vehicles and construction activity can be accommodated without significantly affecting the traffic flow. Waste from the site will be removed by skips with the appropriate street licences. Hours of operation will be in accordance with the good contractor's scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

Conclusion

The above statement and supporting documents set out to identify the key constraints which apply to this particular site and how these are addressed with a careful and considered design proposal.

We consider that the proposal complies with the Local Authority design policies in respect of the works and will not prejudice the existing situation regarding the adjoining properties and local residents. The proposal would be constructed to high insulation and fuel-efficient standards and so on all levels it meets the sustainability criteria of current policy whilst also contributing towards the provision of larger and affordable family homes within the current village limits.

The extensions and alterations are of a modest scale and considered to be subservient to the host dwelling. The proposals are therefore sympathetic to both the dwelling and local area in terms of scale, bulk, layout and design. Furthermore, the impact on adjoining properties has been minimised as far as practical and reasonable on a site in this location where there is a presumption supporting development.

We understand that a determination period of 56 days applies and with no circumstances warranting otherwise, we urge the appointed case officer to support this proposal. Should it be deemed beneficial, further discussion or a site meeting would be welcomed so as to draw this application to a positive conclusion.