

DESIGN & ACCESS STATEMENT

Rear extension, loft conversion and
external alterations.

Chiromawa,

Old Road,

Studley,

SN11 9NF

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Chiromawa, Old Road, Studley, SN11 9NF.

Overview:

The application presents proposals to create a rear extension and loft conversion with external alterations to the detached property, Chiromawa.

The Design & Access Statement to be read in conjunction with all issued drawings and reports.

Site location:

The site is located to the south east corner of the village Studley on Old Road connecting to Church Road and New Lane. The property's has a semi rural setting.

Planning History:

An application was approved in 1995 for a single story side extension to form an Annex (ref: N.95.1597.).

A second application was approved but never built for a loft conversion with dormers to the front and rear elevations including adding first floor windows (ref: N/13/01340/FUL).

A further application (ref: PL/2026/00731) was withdrawn in 2026 for a single-storey rear extension, roof dormer, front porch and external alterations.

It was confirmed in 2026 the property maintains its Permitted Development rights.

Design, character and Appearance:

This application responds to feedback received during the recent withdrawn application (ref: PL/2026/00731).

- Both the earlier proposed first floor window and the porch have now been omitted.
- The earlier proposed flat roof dormer has been rationalised considering the Calne Community Neighbourhood Plan and Wiltshire Design Guide. The proposed form is integrated into the host building roof form avoiding the earlier boxy shed dormer. It also allows a seamless integration of the rear extension to pitched roof.

- Proposed fenestration has been considered to avoid any possible neighbour overlooking issues whilst providing suitable daylight provisions to newly formed habitable rooms.

The proposal in terms of scale, design and appearance sits comfortably in the host dwelling and considering the property's detached nature and distance from immediate neighbours is deemed to have no negative impact to the immediate area.

The proposals look to rationalise the existing building external materials which is both render and stone. The proposed works will render all external walls to create a consistent host buildings appearance.

The proposed works is considered to have very limited visibility from the highway contained mostly to the site itself.

Due to the minor scale of the proposed works and the distance to neighbouring properties the additional form is not considered to impede any 'rights to light'.

Conclusion:

It is understood the modest additional proposed works do not meaningfully effect the cumulative built form.

The location and size of the changes will not detract or harm the setting of the immediate area, furthermore no significant harm will be undertaken to any heritage assets, the aim being to maintain the character and setting of the area.

It is worth noting, that if this application is recommended for refusal the client will use its Permitted Development rights to achieve both a rear extension and box shed dormer loft conversion. It is considered this application is significantly more successful than a Permitted Development scheme.

