

ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

PLANNING ISSUE | June 2026

30 Eastleigh Close, Devizes, Wiltshire, SN10 3EF

TWO STOREY & SINGLE STOREY REAR EXTENSION & SINGLE STOREY SIDE EXTENSION



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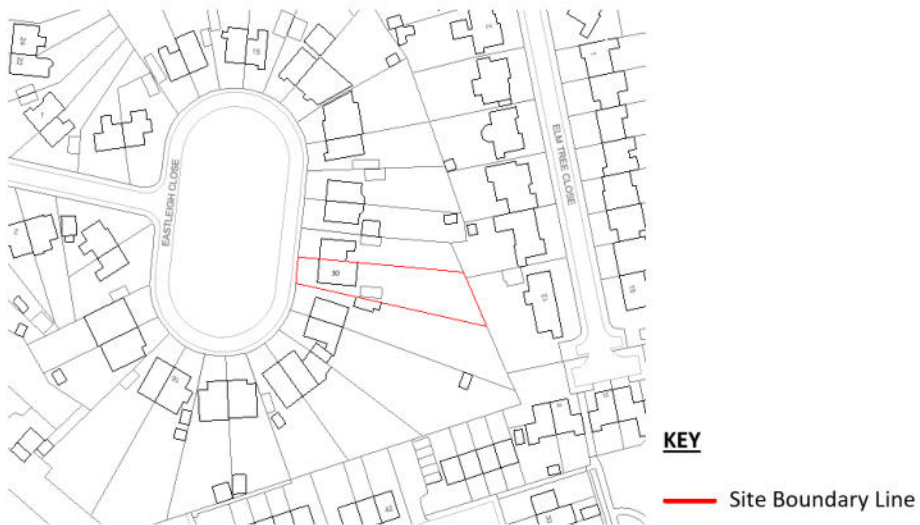


1. SUMMARY

- 1.1. This supporting Planning, Design and Access Statement has been prepared by Studio Zed Architectural Services on behalf of Mr Nash. This document accompanies a planning application for both a two-storey and single storey rear extension as well as a single storey side extension to 30 Eastleigh Close, Devizes.
- 1.2. The existing dwelling is a semi-detached property located on Eastleigh close, Devizes, Wiltshire. The proposed works are to add a new storey above the existing single storey rear extension and add an additional single storey extension to its rear, as well as add a new single storey side extension, with materials and finishes to match the existing.

2. SITE & SURROUNDING AREA

- 2.1. The application site is 30 Eastleigh Close, Devizes, Wiltshire, SN10 3EF.
- 2.2. Eastleigh Close, developed in the mid-20th century to the south-east of the town centre, comprises semi-detached dwellings arranged around a central green.
- 2.3. Several properties at both the northern and southern ends of the close (including numbers 16, 18, 19, 21) have undertaken comparable/ larger scale alterations to those proposed in this application, including two-storey side extensions constructed forward of the original detached garages. Examples shown on the following page.
- 2.4. The site is of domestic use and ownership. The property is a 3-bedroom, two storey, semi-detached dwelling, with an existing single storey rear extension. The external finishes consist of red brick walls and clay-tile roofs.
- 2.5. The property has a large driveway off Eastleigh Close that leads to a detached garage outbuilding and a large rear garden which is not visible from a public highway.
- 2.6. Ground conditions will be investigated via trial pit, which will be carried out by the chosen contractor.



Site Location – Ref. to drawing 0010_*Site Location and Site Plans* within application drawing pack



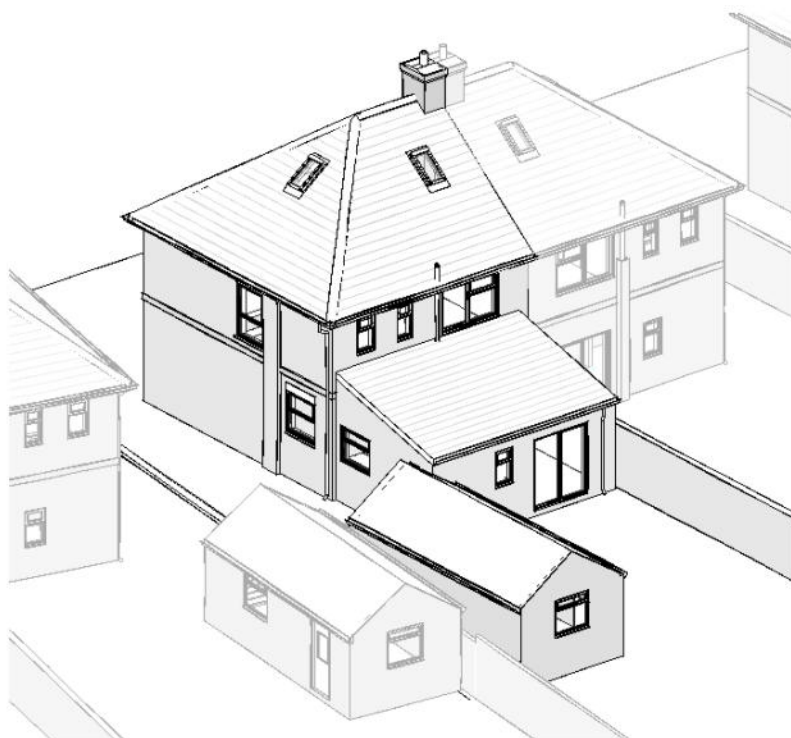
Two storey side extensions at numbers 16 & 18 Eastleigh Close



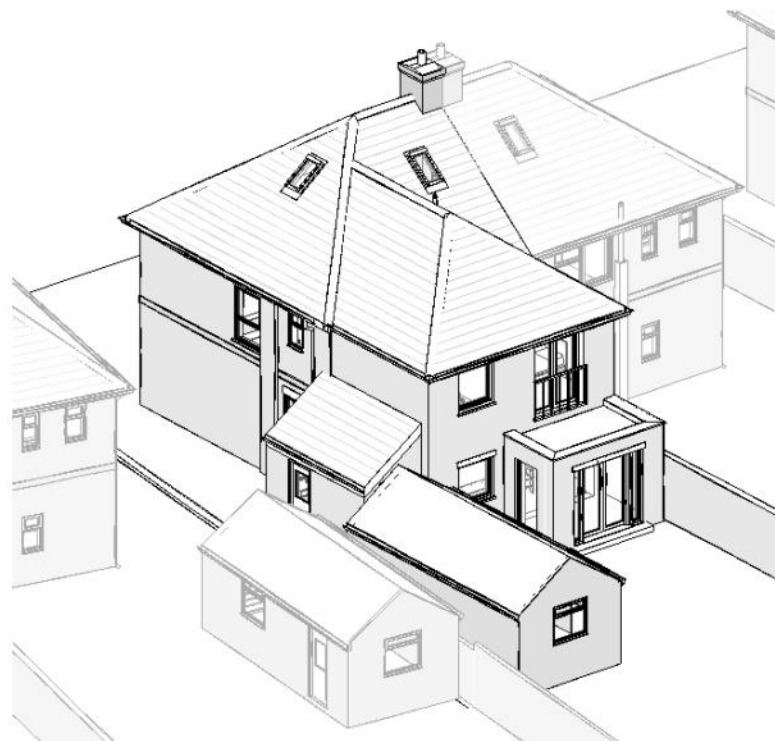
19 & 21 Eastleigh close

3. DESIGN & WORKS JUSTIFICATION

- 3.1. The proposed extension is intended to provide much-needed additional accommodation for the occupants of the dwelling, improving the functionality and long-term usability of the home.
- 3.2. The principal two-storey element of the extension is contained within the footprint of the existing single-storey rear extension, allowing the reuse of existing footings and openings from the original dwelling. In addition, a further single-storey extension is proposed to the rear, along with a single-storey side extension constructed over the existing driveway.
- 3.3. At ground-floor level, the proposals provide a new 19sqm open-plan kitchen and dining area and a 5m² snug, designed to create a flexible family space with an enhanced visual and physical connection to the rear garden. The additional single-storey rear extension will consist of a flat roof in order to reduce its massing and to ensure it remains subordinate to the rest of the property.
- 3.4. The proposed side extension will provide a new utility room adjacent to the kitchen, incorporating external access, together with a ground-floor WC. These additions will enhance the functionality and efficiency of the internal layout. The extension has been carefully designed with a pitched roof form that reflects and complements the existing detached garage, ensuring a cohesive and sympathetic relationship with the established built form of the property.
- 3.5. At first-floor level, two generously sized bedrooms are proposed to the rear of the property, with Bedroom 01 benefiting from a Juliet balcony, en-suite bathroom and walk-in wardrobe.
- 3.6. Externally, the proposed extensions will utilise materials that match and complement the existing dwelling, ensuring the development is sympathetic to the character and appearance of the original building.



Existing



Proposed



4. APPENDICES

4.1. Existing Site Photos –

View from Eastleigh Close





View from rear garden

