

Planning Statement EM.04

East Meadow, Lea, Wiltshire

Refurbishment & Material Amendments

1. Introduction

This Planning Statement has been prepared in support of a householder planning application at East Meadow, Lea. The application seeks consent for a revised scheme following the previously approved permission (Ref: PL/2022/07941), which granted consent for the remodelling of the existing dwelling, including alterations to materials, fenestration and boundary treatment. The current proposal builds upon this consent, introducing a coordinated set of refinements to materials, access and landscape design.

2. Site and Surroundings

The site comprises a single-storey detached dwelling within the Lea Conservation Area. The existing building is a mid-20th century bungalow with rendered elevations and concrete roof tiles. The surrounding area is characterised by a varied mix of materials and building styles, contributing to a layered and evolving village character.

3. Relevant Planning History

Planning permission (Ref: PL/2022/07941) approved re-cladding of the dwelling, replacement windows and roof covering, boundary treatment and a garden office. The scheme was supported on the basis that a contemporary interpretation of traditional materials would result in a neutral impact on the Conservation Area.

4. The Proposed Development

The proposal retains the approved scale, form and architectural approach, with refinements including retention and repainting of existing render, introduction of rooflights, revised driveway arrangement, and a coordinated landscape strategy.

5. Design and Heritage Considerations

The site lies within a Conservation Area, and the key consideration is the impact on its character and appearance. The previously approved scheme established that contemporary intervention is acceptable and results in neutral impact. The current proposal does not alter these conclusions.

6. Material Strategy and Sustainability

The revised material approach represents a refinement rather than a departure from the approved scheme. Natural stone, slate and timber remain key elements, while existing render is retained and repainted where appropriate. Retaining existing render reduces embodied carbon and avoids unnecessary material replacement, representing a more sustainable approach to refurbishment.

7. Impact on Character and Appearance

The proposal retains the approved scale, form and massing, maintains the contemporary design approach, and improves the overall coherence of the site. It will result in a neutral impact on the character and appearance of the Conservation Area.

8. Highway and Access Considerations

The revised access arrangement improves circulation and usability of the site. A separate application will be made to the Highway Authority for the formation of a dropped kerb / vehicle crossover.

9. Conclusion

This proposal represents a logical and well-considered evolution of an already approved scheme. It retains the design principles previously accepted, responds positively to the Conservation Area, introduces a coordinated landscape and access strategy, and improves sustainability and buildability.