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Design & Access Statement

Proposed Fenestration Alterations at 34-36 Warminster Road, Westbury, Wiltshire, BA13 3PE

This statement should be read in conjunction with submitted plans AH2026/23 Sheet 1-2

1. Introduction

This Design and Access Statement has been prepared in support of a full planning application seeking consent for alterations to the front elevation fenestration of 34-36 Warminster Road, Westbury, BA13 3PE.

The application site benefits from Prior Approval consent under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), reference PL/2026/01864, for the conversion of part of the existing commercial premises to form two residential flats. The prior approval process specifically restricts external alterations to buildings and therefore the approved scheme retained the existing fenestration arrangement despite it not representing the optimum design solution for the proposed residential use.

This application seeks planning permission for revised fenestration to the principal elevation to facilitate the approved residential conversion and to enhance the appearance of the building and wider street scene.

2. Site and Surroundings

The application property comprises a two-storey mixed-use building located on Warminster Road within the defined settlement boundary of Westbury. The building occupies a prominent position fronting the public highway and forms part of a varied urban streetscape characterised by a mix of commercial and residential properties displaying a broad range of architectural styles, materials and fenestration patterns.

The property lies outside, although adjacent to, the Westbury Conservation Area and is not a listed building. The site is situated within an established urban environment where redevelopment, adaptation and improvement of existing buildings contribute positively to the ongoing evolution of the town centre.

3. Proposed Development

The proposal comprises alterations to the existing front elevation associated with the approved residential conversion. In addition to revised fenestration arrangements, the development includes the removal of the

existing unsightly tile cladding to the principal elevation and its replacement with a high-quality rendered finish.

The proposed works have been designed to:

- provide a fenestration arrangement appropriate for residential occupation;
- improve the visual balance and proportions of the principal elevation;
- remove remaining visual characteristics associated with the former commercial use;
- remove the existing dated and visually intrusive tile cladding;
- create a coherent and unified appearance to the building; and
- enhance the contribution of the property to the surrounding street scene.

The proposed alterations will transform the appearance of the building from its existing mixed and fragmented commercial appearance to a more cohesive and attractive residential frontage.

4. Design Principles

The proposed fenestration alterations and replacement external finish have been developed in accordance with the design objectives of the National Planning Policy Framework. The existing frontage retains materials and detailing associated with its former commercial use, including tile cladding which detracts from the visual quality of the building and creates an incongruous appearance within the street scene.

The removal of these materials and their replacement with a consistent rendered finish, together with the revised fenestration arrangement, will create a more balanced, coherent and attractive frontage appropriate to the approved residential use. The proposals will significantly improve the architectural appearance of the host building and enhance its contribution to the character and appearance of the surrounding area.

The development therefore represents a high-quality design response that reflects the changing function of the building whilst respecting the varied character of the surrounding urban environment.

5. Planning Policy Considerations

The proposal accords with the objectives of Chapter 12 of the National Planning Policy Framework, particularly paragraph 135, which seeks to ensure that developments are visually attractive, sympathetic to local character, and contribute positively to the quality of an area.

The proposal also accords with the aims of Wiltshire Core Strategy Core Policy 57, which seeks to secure high standards of design that reinforce local distinctiveness and improve the quality of the built environment.

The approved Prior Approval decision confirms that the principle of residential use at the site has already been accepted by the Local Planning Authority. The current proposal seeks to improve the quality of that approved development through external alterations that could not be undertaken under the prior approval process.

The proposed development will result in:

- a substantial enhancement to the appearance of the existing building;
- the removal of unattractive and outdated external tile cladding;
- the creation of a coherent and visually attractive rendered frontage;
- a fenestration arrangement appropriate to the approved residential use;
- an improvement to the character and appearance of the street scene; and

- the delivery of a higher quality residential environment for future occupiers.

Accordingly, the proposal represents a positive enhancement to both the host building and the wider built environment and should be supported.

6. Access

As part of the proposal, a new pedestrian access door is proposed from the highway into the building, this will improve on the access approved under application PL/2026/01864 if implemented. No changes are proposed to the vehicular access arrangements serving the site.

7. Conclusion

The proposed replacement fenestration forms a logical and proportionate enhancement to the previously approved residential conversion scheme. The proposals will improve the appearance of the existing building, create a more coherent and attractive street frontage, and deliver a higher quality residential environment for future occupiers.

The development represents sustainable development through the sensitive adaptation and enhancement of an existing building within the urban area of Westbury. The proposals accord with the aims and objectives of the National Planning Policy Framework and the adopted Wiltshire Core Strategy and therefore planning permission should be granted.