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Proposed dwelling adjacent to 3 Church Cottage, Church Lane, Lower Fyfield, Marlborough. SN81PZ

Design & access statement:



View from within the application site, looking north-east towards no.3

Introduction:

This application seeks outline planning consent on behalf of Mr Watts for the development of one dwelling and associated garage on a vacant plot of domestic amenity land adjacent to existing properties along Church Lane in Lower Fyfield.

The application seeks consent for the principle of a dwelling, but with all matters reserved for subsequent consideration as part of a Reserved Matters application.

The application site:

The site is an area of vacant and gently sloping ground of approximately 0.1 Hectare.

The application site is shown, on the following aerial view, (Google Earth) marked with a red line.



The aerial view illustrates how the application site is well-related to the established pattern of development at Lower Fyfield.

The following photos illustrate how well-screened the site is, thereby providing the proposed dwelling and the existing properties with significant levels of privacy.



View from within the application site, looking West.



View of the existing vehicular entrance to the application site, seen from within the site, looking south.



View along Church Lane, looking North along the plot boundary, (on the left of the view). 'Pheasants' can be seen on the right.



View of 'Garvey', (left) and 'Pheasants' (right) which are to the east and opposite the application site.



View looking West towards the application site entrance from the access to the commercial development.



View looking South into the adjacent commercial development at The Old Dairy.

Background to the application:

This application for outline planning permission is submitted in the local and County-wide planning context of a current significant shortfall of new housing provision.

An application for a dwelling on this site was refused in 1997, under application ref: K/34518, However, in the intervening nearly 30 years it has become increasingly important to give appropriate consideration to windfall sites such as this one, which are in a sustainable location within an established village, close to a main centre, (Marlborough) and in the context of the pressing need for new family homes.

Design parameters:

Whilst the application is submitted with all matters reserved, the proposed house would be traditional in form but with contemporary features. It would be a two-storey dwelling with detached domestic garage.

The height to ridge would be no greater than 8.0m from natural ground level.

The following is an, (illustrative only) image of what we consider to be an appropriate form of dwelling on this site...i.e. inspired by traditional agricultural buildings, using traditional facing materials but with contemporary elements.



EAST ELEVATION (INDICATIVE)

Access:

In terms of vehicular and pedestrian access, the existing lane and entrance serving the site is suitable for a new dwelling,

The dwelling would have parking spaces for three cars, but with one or two additional spaces within the detached garage.

Flood-risk:

The application site is within flood zone 1 and is therefore not at risk of flooding.

Landscaping & appearance:

Landscaping and architectural appearance, (as well as scale) are reserved matters and would be considered as part of a Reserved Matters application. Landscaping would be domestic in nature and sensitive to the site's context, but the existing tall boundary hedges already provide excellent privacy screening for the proposed dwelling and the adjacent existing properties.

The architectural appearance of the dwelling would be a mixture of contemporary and traditional and would use good-quality facing materials and details sympathetic to the context of Lower Fyfield.

The dwelling would incorporate energy-saving measures as well as an element of renewables in the heating system.

Summary:

This proposal is a modest opportunity to create a family home in a sustainable location as part of the current community of Lower Fyfield. It would provide a useful windfall property to help reduce the council's significant housing provision deficit.

A dwelling and garage could be introduced without harm being caused to the character of the area or to the amenity of the adjacent properties.

Howard Waters *(Architect)*

BA; BArch; MSc(*Conservation of Historic Buildings*)

For and on behalf of Mathewson Waters Architects LLP

9th July 2026