



ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

PLANNING ISSUE | July 2026

43 Tyning Road, Winsley, Wiltshire, BA15 2JN

SINGLE STOREY REAR EXTENSION



CONTENTS

1. Summary
2. Site + Surrounding Area
3. Design & Justification for Works
4. Appendices



1. SUMMARY

- 1.1. This supporting Planning, Design and Access Statement has been prepared by Studio Zed Architectural Services on behalf of Mr & Mrs Benjamin. This document accompanies a planning application for a single storey rear extension to 43 Tynning road, Winsley.
- 1.2. The existing dwelling is a detached mid-1900s property located on Tynning road. The inhabitants are in need of additional high quality living space for their family.



2. SITE & SURROUNDING AREA

- 2.1. The application site is 43 Tynning road, Winsley, Wiltshire, BA15 2JN.
- 2.2. Tynning Road is a mature residential street within Winsley, characterised by predominantly detached and semi-detached dwellings set within generous plots, with established landscaping, front gardens and a spacious suburban character.
- 2.3. The surrounding area displays a varied but cohesive architectural appearance, with a high number of the neighbouring properties already benefitting from large single or two-story rear extensions (including both numbers 41 and 45).
- 2.4. The site is of domestic use and ownership. The property comprises a two-storey, three-bedroom detached dwelling, characterised by cotswold stone blockwork walls and concrete tile roofs. The property has a small driveway off Tynning road, a single storey side garage and a large sized rear garden which is not visible from a public highway.
- 2.5. 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

3. DESIGN & WORKS JUSTIFICATION

3.1. The existing dwelling provides relatively limited living accommodation, comprising a modest 8m² living room and a 13m² kitchen. Although both spaces are located at the rear of the property, they are not internally connected, resulting in a fragmented and inefficient layout that is poorly suited to contemporary family living.

The proposed extension addresses these shortcomings by providing approximately 39m² of high-quality additional accommodation, wrapping around the rear of the dwelling and extending along the side to connect with the rear wall of the existing garage. The extension will create a generous open-plan living and dining area with a direct connection to the existing kitchen, improving both internal circulation and the relationship between the principal living spaces. A small study will also be created to the rear of the existing garage, providing flexible accommodation to meet modern home-working requirements.

The proposed extension and associated ground floor reconfiguration have been carefully designed to enhance the functionality of the dwelling, improve internal circulation and significantly increase the quality of the accommodation. The resulting layout will provide a more practical, coherent and adaptable home that responds to modern living requirements while making more efficient use of the existing building.

3.2. Large areas of glazing, together with a centrally positioned rooflight, have been incorporated to maximise levels of natural daylight within both the proposed extension and the existing kitchen, creating bright, well-connected internal spaces with strong visual links to the garden. A projecting roof overhang provides passive solar shading to the south-facing glazing during the summer months, reducing the risk of overheating while allowing lower-angle winter sunlight to penetrate deeper into the building, contributing to improved energy performance and occupant comfort.

3.3. The extension adopts a contemporary yet complementary material palette that clearly distinguishes the new addition from the existing dwelling while remaining sympathetic to its setting. A low-level plinth of blockwork, finished to match the existing external walls, forms a robust base to the extension and incorporates integrated planters and the garden steps, softening the transition between the building and the landscape.

Above this, lightweight vertical timber cladding wraps around the corner of the extension, providing warmth, texture and a natural appearance that responds positively to the surrounding rural character. Large glazed openings are framed by expressed timber structural elements, reinforcing the lightweight architectural composition and creating a contemporary, high-quality addition to the dwelling.

Visual of the proposed rear extension





4. APPENDICES

4.1. Existing Site Photos –

View from Tyning road





View from rear garden





Existing Timber garden shed located at the rear of the garden

