

Design Access Statement

Two- storey rear extension with internal alterations
at
Lara Lodge, Poulton Crescent,
Marlborough, SN8 1BH

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Design & Access Statement

1. Introduction

This Design & Access Statement has been prepared by Michael Pagliaroli Architects Ltd in support of a Householder Planning Application for a two-storey rear extension and associated internal alterations at the property in Marlborough.

The proposals are intended to provide improved living accommodation for an extended family arrangement, enabling elderly relatives to reside alongside their daughter, son-in-law and grandson within a single shared household. The development will allow for a greater degree of privacy and independence for the elderly family members whilst maintaining the property as one dwellinghouse under single ownership and occupation.

The application does not seek permission for the creation of a separate dwelling. The property will continue to function as a single planning unit with all accommodation remaining ancillary and subordinate to the main family home.



Existing front elevation



Rear of house for new extension

2. Proposed Development

The proposed development comprises a two-storey rear extension together with internal alterations to the existing dwelling.

The extension will provide a new kitchen and dining area at first-floor level, with a living room, utility room and WC at ground-floor level. Internal alterations will create accommodation suitable for elderly relatives, including a wet room and associated living space.

The revised layout has been designed to support multi-generational living, allowing family members to live together within one property whilst meeting differing accessibility and lifestyle needs. The accommodation remains physically connected to the main dwelling and will share access, garden space, parking and household facilities.

No separate dwelling will be formed, and there will be no independent curtilage, postal address, utility supplies or means of access associated with the accommodation.

3. Amount

The proposed extension will provide approximately 57m² of additional floor area at ground-floor level and a corresponding 57m² at first-floor level.

The additional floorspace will allow the dwelling to better accommodate the needs of a multi-generational family without resulting in overdevelopment of the site or unacceptable impacts on

neighbouring properties. Sufficient private amenity space will be retained within the existing garden area.

4. Layout

The proposed layout has been carefully designed to provide suitable accommodation for elderly relatives whilst maintaining the property as a single family home.

The accommodation will remain integrated within the overall dwelling and connected through internal circulation routes. Family members will continue to share the property, garden, parking areas and wider household facilities.

The internal arrangement seeks to provide an appropriate balance between independence and family support, which is particularly important for older residents who may require varying levels of assistance over time.

5. Scale

The proposed rear extension has been designed with a gabled roof form and will remain subordinate to the existing dwelling through its reduced ridge and eaves heights.

The scale of the extension is considered proportionate to the host dwelling and consistent with the character of residential development in the surrounding area. The proposal will not appear as a separate dwelling or independent building and will remain clearly read as an extension to the existing house.

6. Landscaping

Existing landscaping and parking arrangements will largely remain unchanged.

The rear garden will continue to serve the dwelling as a single shared amenity space for all family members. A new terrace area will be created adjacent to the first-floor kitchen and dining space, improving access to outdoor amenity areas and enhancing the usability of the garden.

No subdivision of the garden or creation of separate curtilage areas is proposed.

7. Appearance

The proposed extension will use materials that complement the existing dwelling.

External walls will be constructed using red/orange clay brickwork to match the existing property, together with areas of render reflecting finishes already present on the site. Roof coverings will comprise brown roof tiles matching the existing dwelling.

The design approach seeks to create a coherent addition which appears as a natural extension of the existing house and preserves its residential character.

8. Access and Parking Provision

Existing vehicular and pedestrian access arrangements will remain unchanged.

The property benefits from adequate off-street parking provision to accommodate the needs of the extended family. No additional access points are proposed and there will be no separate parking allocation associated with the accommodation for elderly relatives.

The development will continue to operate as a single dwellinghouse occupied by one extended family, with all residents sharing the existing access, parking, garden and services.

Planning Summary

The proposal facilitates multi-generational family living by allowing elderly relatives to live alongside their daughter, son-in-law and grandson within a single dwelling. The accommodation is ancillary to the primary residential use of the property and does not constitute a separate self-

contained dwelling. The property will remain under single ownership and occupation, with shared access, parking, amenity space and services throughout. The proposal represents an appropriate adaptation of the existing housing stock to enable family members to remain living independently for longer whilst benefiting from the day-to-day support of their wider family, thereby reducing pressure for separate specialist accommodation."

Wiltshire Council Core Planning Policies and NPPF

The proposal facilitates multi-generational family living by enabling elderly relatives to reside alongside their daughter, son-in-law and grandson within a single dwellinghouse. The accommodation is ancillary to the principal residential use of the property and does not constitute a separate self-contained dwelling. The property will remain under single ownership and occupation, with shared access, parking, amenity space and services throughout. The proposal therefore represents a householder extension and alteration rather than the creation of a new residential unit.

In planning policy terms, the proposal accords with the spatial strategy of the adopted Wiltshire Core Strategy, particularly **Core Policies 1 and 2**, by extending an existing dwelling within the built limits of Marlborough rather than creating additional residential development. The proposal also complies with **Core Policy 57**, which seeks high-quality, adaptable development that responds positively to the needs of occupants while respecting the character of the surrounding area.

The proposal further reflects the objectives of the National Planning Policy Framework by supporting accommodation that meets the changing needs of older people through adaptation of the existing housing stock. The accommodation will remain physically and functionally connected to the host dwelling, with no separate planning unit, postal address, curtilage, access, parking allocation or utility supplies. It will therefore remain ancillary to the main dwelling and continue to operate as a single dwellinghouse within Use Class C3.



Proposed view of front elevation



Proposed view of back elevation