

Proposed Renovation, Garage Conversion and Rear Garden Room Extension

Keeper's Cottage

West Kington

Chippenham

SN14 7JE



Prepared for: The Applicant

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Document Purpose

This Planning, Design and Access Statement has been prepared in support of a Householder Planning Application for the comprehensive renovation of Keeper's Cottage, West Kington.

The statement explains the design principles that have informed the proposals and demonstrates how the development has been carefully designed to respect the character of the existing dwelling and its surroundings whilst improving the functionality, sustainability and long-term use of the property.

The statement also demonstrates how the proposals accord with the relevant policies of the Wiltshire Development Plan and the National Planning Policy Framework (NPPF), and explains the approach taken to design, access, materials, landscaping, ecology, sustainability and renewable energy.

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1. Introduction

This Planning, Design and Access Statement has been prepared in support of a Householder Planning Application for the comprehensive renovation and extension of Keeper's Cottage, West Kington.

The proposals have been carefully developed to improve the accommodation, functionality and energy efficiency of the property whilst respecting its existing character and appearance. The works are modest in scale and have been designed to integrate sympathetically with the existing dwelling and its surroundings.

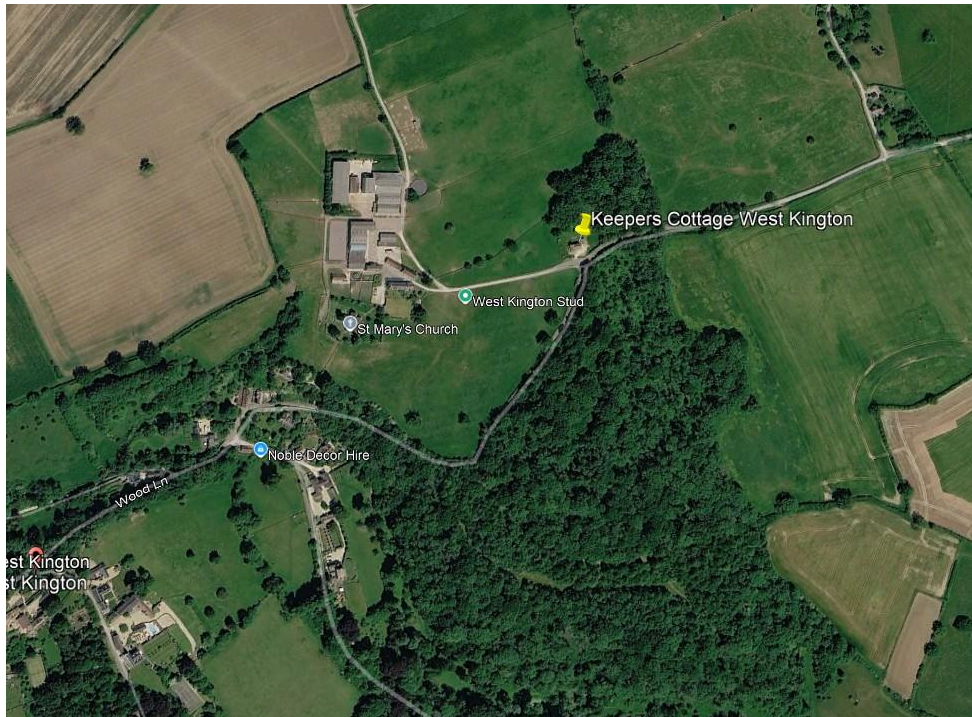
The application seeks planning permission for a comprehensive package of improvements that will secure the long-term sustainable use of the property whilst preserving its residential character.

2. Site and Surroundings

Keeper's Cottage is an established detached dwelling located within the village of West Kington. The property occupies a generous residential plot with ample off-road parking, private garden areas and an existing attached garage.

The surrounding area is characterised by traditional residential properties of varying ages and architectural styles, many of which are constructed of natural stone with natural slate or clay tiled roofs, reflecting the rural character and local distinctiveness of West Kington.

The application site benefits from an established vehicular access that will remain unchanged as part of the proposed development. The existing driveway and external areas provide sufficient space for parking and manoeuvring, and these arrangements will continue to adequately serve the dwelling following completion of the proposed works.



2. Description of the Proposal

Planning permission is sought for the following works:

- Comprehensive renovation of the existing dwelling.
- Replacement of the existing windows and external doors with new energy-efficient aluminium units.
- Removal of the existing chimney serving the former Aga.
- Minor internal alterations at ground and first floor level.
- Conversion of the existing garage to provide an additional bedroom.
- Construction of a single-storey rear garden room linking the dwelling and converted garage.

The proposed garden room has been designed as a lightweight addition incorporating extensive glazing to two elevations beneath a traditional natural slate roof.

The extension projects no more than 4 metres beyond the rear elevation of the existing dwelling and has been designed to remain clearly subservient to the original property.

The scale of the extension is comparable with the type of development that can often be undertaken under Permitted Development rights. However, planning permission is being sought to secure approval for the comprehensive renovation and extension of the property under a single planning permission.

4. Garage Conversion

The proposed garage conversion will provide an additional bedroom to serve the existing dwelling.

The converted accommodation will remain entirely ancillary to Keeper's Cottage and will not create a separate dwelling, holiday accommodation or any other independent planning use.

The property will continue to operate as a single dwellinghouse within Use Class C3.

5. Design and Appearance

The proposed works have been carefully designed to respect and enhance the character of the existing dwelling.

The replacement windows and doors will improve the thermal performance of the property whilst maintaining a high-quality appearance.

The removal of the redundant chimney reflects the replacement of the former Aga with an Everhot electric range and simplifies the front elevation without detracting from the character of the building.

The proposed garden room has been designed as a modest and sympathetic addition. Its lightweight form, generous areas of glazing and natural slate roof ensure that it

complements the existing dwelling whilst creating a functional link between the house, converted garage and rear garden.

The overall scale, massing and appearance of the development remain appropriate to the existing property and integrate successfully within its setting.



6. Materials

The proposed materials have been carefully selected to complement the character and appearance of Keeper's Cottage and ensure that the development integrates sympathetically with the existing building and the surrounding village.

The external walls of the proposed garden room will be constructed in natural stone to closely match the existing dwelling in terms of colour, texture and coursing.

The pitched roof to the garden room will be finished in natural slate.

The flat roof linking the garden room to the converted garage will be finished in either a coloured GRP roofing system or lead, with the final material selected to provide a durable and high-quality finish.

All new windows and external doors will be powder-coated aluminium. The final colour will be selected from a muted heritage-inspired palette, ensuring that they harmonise with the existing dwelling and the traditional character of West Kington.

All new gutters and rainwater pipes will be traditional black cast iron.

New structural lintels over the proposed openings will be formed in solid oak and designed and installed in accordance with the relevant British Standards and Building Regulations.

The overall palette of materials has been chosen to reinforce the rural character of the property whilst providing a high-quality, durable and sympathetic finish.

7. Renewable Energy

The proposed drawings include the installation of photovoltaic (PV) solar panels on the rear roof slope of the existing dwelling.

The panels have been positioned on the rear elevation to minimise visibility from the public realm and reduce any impact on the appearance of the property.

The solar panels will be surface mounted using proprietary fixing systems. The installation will be fully reversible, allowing the panels to be removed in the future without causing permanent alteration to the existing roof structure.

The inclusion of renewable energy technology will improve the environmental performance of the dwelling, reduce operational energy consumption and support the wider objectives of sustainable development.



8. Landscaping

The proposed external works have been designed to complement the character of the dwelling and enhance the setting of the property.

The existing driveway will be finished in traditional Cotswold gravel, providing a permeable surface that reflects the rural character of the locality.

To the rear of the property, a natural flagstone terrace will create an attractive and functional outdoor amenity space. The terrace will be enclosed by natural stone dwarf walls with traditional wrought iron gates, creating a simple and sympathetic landscaped setting that reflects the local vernacular.

The proposed landscaping has been designed to integrate seamlessly with the existing property and surrounding environment, ensuring that the external works remain subservient to the dwelling whilst enhancing its overall appearance.



9. Access and Parking

The proposal will not alter the existing means of vehicular access.

The existing access will continue to serve the property throughout and following completion of the development.

Although the existing garage will be converted into living accommodation, ample off-road parking will remain available within the site to accommodate the parking needs of the dwelling.

Accordingly, the proposal will have no adverse impact on highway safety or parking provision.

10. Ecology

The proposal comprises alterations to an existing dwelling together with a modest rear extension.

No alterations are proposed to the existing roof structure. No mature trees or hedgerows are to be removed, and no known habitats suitable for protected species will be affected by the proposed works.

The proposal is therefore considered unlikely to have any adverse impact on protected species or biodiversity, and it is considered that an ecological survey is not necessary to support this application.

11. Sustainability

The proposals will significantly improve the long-term sustainability and energy efficiency of the dwelling.

The replacement of the existing windows and external doors with modern energy-efficient units, together with the comprehensive refurbishment of the property, will improve thermal performance and reduce energy demand.

The replacement of the former Aga with an Everhot electric range represents a move towards a more energy-efficient form of cooking whilst removing the need for the existing chimney.

The installation of photovoltaic solar panels will further reduce the property's operational carbon emissions.

By investing in the refurbishment and extension of the existing dwelling, the proposal makes efficient use of the existing building and extends its useful life, representing a sustainable investment in the existing housing stock.

12. Planning Policy

The proposed development has been designed having regard to the adopted Wiltshire Development Plan together with the National Planning Policy Framework (NPPF).

The proposal accords with the objectives of the Development Plan, including:

- Core Policy 57 – Ensuring High Quality Design and Place Shaping.
- Core Policy 60 – Sustainable Transport.
- Core Policy 61 – Transport and Development.
- Core Policy 50 – Biodiversity and Geodiversity.
- Core Policy 51 – Landscape.

The proposal has also had regard to the Council's design guidance through the use of traditional materials, high-quality detailing, sympathetic landscaping and a restrained architectural approach.

Furthermore, the proposals support the objectives of the National Planning Policy Framework by promoting high-quality design, improving environmental performance,

supporting renewable energy generation and delivering sustainable development through the continued investment in an existing dwelling.

Overall, the proposal represents an appropriate and sympathetic form of residential development that complies with the relevant policies of the Wiltshire Development Plan and national planning policy.

13. Summary of Benefits

The proposed development delivers a comprehensive and carefully considered renovation of Keeper's Cottage, securing its long-term future as a high-quality family home.

The principal benefits include:

- Comprehensive refurbishment and modernisation of the existing dwelling.
- Improved internal layout to better meet modern family living.
- Conversion of the existing garage to provide additional accommodation that will remain ancillary to the main dwelling.
- Construction of a modest and well-designed garden room that respects the scale and character of the existing property.
- Retention of the existing vehicular access and adequate on-site parking.
- Use of high-quality traditional materials, including natural stone, natural Spanish slate, black cast iron rainwater goods and powder-coated aluminium windows and doors.
- Sensitive landscaping incorporating a traditional Cotswold gravel driveway, natural flagstone terrace, natural stone dwarf walls and wrought iron gates.
- Installation of discreet, fully reversible photovoltaic solar panels to improve the environmental performance of the dwelling.
- Improved energy efficiency through the comprehensive refurbishment of the building and the replacement of the former Aga with an Everhot electric range.

- No adverse impact on protected species, biodiversity, neighbouring residential amenity or highway safety.
- A proposal that accords with the principles of sustainable development and the relevant policies of the Wiltshire Development Plan and the National Planning Policy Framework.

14. Conclusion

The proposed development represents a sensitive and well-considered improvement to Keeper's Cottage that will enhance the quality, functionality and energy efficiency of the dwelling whilst preserving its character and appearance.

The development has been carefully designed to respect the character of the existing dwelling and its surroundings. It will not result in any unacceptable impact on neighbouring residential amenity, highway safety, parking provision, ecology or the wider street scene.

The converted garage will remain ancillary to the main dwelling, the existing access arrangements will remain unchanged, and sufficient off-road parking will continue to be provided within the site.

The proposal represents sustainable development and complies with the relevant policies of the Wiltshire Development Plan and the National Planning Policy Framework.

Accordingly, planning permission is respectfully requested.

15. Existing Photographs

