

Planning Statement

Application Title: Erection of two storey extension

Date: August 2026

Application Address:

Fairlawne
Startley
Chippenham
SN15 5HE



Fairlawne – Front Elevation

Introduction:

This Planning Statement has been prepared to accompany a householder planning application seeking permission for the erection of a two-storey side (south) extension to the existing residential dwelling at Fairlawne, Startley, alongside the conversion of an existing detached garage into ancillary accommodation.

The purpose of this statement is to demonstrate that the proposed development adheres to the relevant policies of the Wiltshire Core Strategy, the Great Somerford (incorporating Startley) Neighbourhood Plan, and the National Planning Policy Framework (NPPF).

Site and Property

The application site, Fairlawne, comprises a generous plot located toward the southern, linear settlement edge of the rural village of Startley. It sits approximately 6 miles from Malmesbury and 8 miles from Chippenham. Startley is a very small village and the nearby villages of Great Somerford and Upper Seagry (both within 2 miles) provide sustainable access to public amenities, including a primary school, public houses, a village shop, and a community hall.

The existing property is a modern, two-storey, five-bedroom residential dwelling constructed circa 2000. The exterior features natural local stone laid in coursed rubble walling under a natural slate roof. The existing fenestration and doors are predominantly painted timber. A detached double garage is situated to the front of the host dwelling.

The site is not within any designated areas.

To the south across an existing track and a public right of way is Startley Farm and the Farmhouse is Grade II listed. To the rear of the plot lies open farm land.

As mentioned above a PROW (GSOM9) runs along the southern boundary of the site, which is heavily screened by existing mature high hedging.

The site is within a Flood Risk Zone 1 (very low risk).

There are no significant trees on or in the vicinity of the site.

Proposed Development

The proposal is to remove an existing rear conservatory and erect a two storey extension out to the side by approx. 2.5m and adding a storey above the conservatory. The extension will provide a large, open-plan kitchen, living, and family space.

The first floor, along with internal remodelling will provide good quality bedroom accommodation including a master suite.

From a design point of view the rear elevation of the extension will be a gable to match the existing to the north and will include a large expanse of glazing to maximize natural light and the views of the garden. The southern elevation will introduce a matching gable to maintain architectural consistency with the host dwelling.

The design process culminated with a high-quality, architecturally led scheme. It blends the local vernacular by using traditional natural stone walls with more contemporary elements e.g. Brimstone vertical timber cladding. Doors and windows are proposed to be powder coated aluminium.

The site is not within a flood risk zone, nor are there any significant trees that would impact or be impacted by the development.

There is a public right of way which runs along the southern boundary. However, this is already well screened by high hedging.

The listed property to the immediate south of the development is 55m away and there is open countryside to the west, therefore there are no issues with potential overbearing or overlooking.

There is an existing double garage and part of this proposal is to convert this to a self-contained annex to provide accommodation for a dependant relative. The layout will include a ground floor living and kitchen space and shower room and a bedroom within the roof space on the first floor. Changes to the building envelope are minimal. The two existing rear windows will be blocked up, and two roof lights will be installed into the rear roof slope to minimize visual impact.

Two parking spaces will, in principle, be lost by the conversion of the garage, however the garage is used for storage and not for parking cars. There is plenty of off street parking for at least five cars with adequate turning space as shown on drawing 2549_3101.

When it comes to the construction, the applicants intend to create the new development using energy saving designs and sustainable materials, this includes removing the existing wet solar system which is no longer working and replacing it with a full solar array with battery storage.

Summary

The proposed extension and garage conversion complies with the relevant policies of the NPPF, the Wiltshire Core Strategy, and the Great Somerford (incorporating Startley) Neighbourhood Plan. Located on a large plot on the village's rural fringe, the development will have minimal impact on the street scene, neighbouring properties, or the wider landscape.

Neighbouring properties are unaffected, the nearest home to the south is 55 meters away, and open countryside borders the site to the west. This distance, combined with the strategic placement of the windows, ensures the extension will not cause overlooking, loss of light, or overbearing dominance. Furthermore, the 55-meter separation, existing vegetation, and high boundary hedging mean the proposal will not harm the setting or significance of the listed Startley Farmhouse.

The high-quality, modern design complements the existing dwelling. The extra living space will create a practical family home, allowing the applicants with their growing family to remain active members of the village community for years to come. The annex will allow the applicants to support and care for their aging relative. We therefore respectfully request that householder planning permission is granted.

Jagged Edge Design Ltd