

DESIGN + PLANNING STATEMENT

7th August 2026

Part of a Householder Planning Application for:
1, Chestnut Cottages, Beckhampton, SN8 1QN

Proposal:

Replacement of existing single storey element with enlarged double storey element and addition of a single storey rear extension;
creation of a driveway for parking

Property and Context

Proposed use

Planning Policy

Massing

Materials

Sustainability

Impact on Heritage Assets

Impact on the character of the area

Impact on neighbour privacy and amenity

Access onto the highway (lane)

Flood Risk

Flood Risk Summary

Photographs of Existing

Property and Context

The application property is a semi-detached cottage on two storeys located in the village of Beckhampton. The site is within the North Wessex Downs National Landscape and is within the boundary of the Stonehenge and Avebury World Heritage Site. The rear of the pair of cottages are visible at a distance from Avebury Byway 9.



The Cottages were built in 1962. They have limited architectural interest and no heritage value. There is no planning history for the application property available on the Wiltshire Planning database.

Proposed use

The extension of the property is sought in order to create a comfortable and accessible retirement home for the parents of the occupants of Galtee More Farmhouse, who will provide out of hours and vacation support to the farm when needed. The house will comprise two bedrooms and a home office upstairs, with the addition of a shower room. On the ground floor, a modern open-plan kitchen / dining / day room is proposed, with a compact utility room, hallway, downstairs loo and enlarged living room.

Planning Policy

Special attention has been paid to the following key policy documents:

- Wiltshire Core Strategy: CP 57 Ensuring high quality design and place shaping
- Wiltshire Design Guide

Massing

The proposed extensions are comprised of a double-storey element to the side and a single storey element to the rear. The double-storey addition is set lower than the existing roof to ensure clear subserviency to the existing dwelling.

The side extension replicates the form of the existing addition with the roof matching the pitch of the main roof. It is 4.1m wide (existing element to be demolished 3.065m) and is set back 300mm from the front façade of the cottages. A gap of 4m has been maintained to the neighbouring property (Drybeck). The single storey element to the rear is 3.075m high at the base of the flat roof. It is 7m wide and its walls project 4.09m from the existing cottage, which matches the projection of the conservatory of the adjoining property. Overhanging eaves have been incorporated to provide shading to the windows.

The property has a large curtilage and plenty of garden will remain around the proposed extensions and driveway.

Materials

The double-storey side extension is in red multi brick and concrete tiles to match the existing cottage. Timber weatherboards in a colour to match the brickwork are proposed to the front elevation in lieu of a window in this 1st floor location. The plinth and flank wall of the rear extension are in the same red multi brick, with white-painted cornicing, fascias and soffits, with a grey single-ply membrane flat roof. All new windows will be in white u-PVC to match those existing, in a combination of sliding sash and casement windows. Care has been taken to ensure new windows are aligned to those existing.

Sustainability

The extensions will include the following sustainability measures:

Passive solar gain from the glazing to the south-facing single storey extension, combined with shading to mitigate overheating from high summer sun
High levels of insulation within the extensions to compensate for the construction of the existing cottage, conserve energy and reduce energy demand.
Passive ventilation will be provided by trickle vents with opportunity for purge ventilation via opening windows

Energy efficient lighting and low water consumption

An EV charging point will likely be installed

The bricks and roof tiles contain percentages of recycled materials, and the bricks from the demolition will be re-used where possible.

All timber will be FSC certified

Impact on Heritage Assets

Chestnut Cottages are located over 200m along the lane from the listed building of Butlers Cottage and as a result the proposals will not have an impact on its setting. The Cottages are within 100m of Galtee More Farmhouse as the crow flies, but the proposals are not deemed to affect the landscape setting of this listed building given the variety of styles and sizes of property along the south side of the lane that runs through Beckhampton.

Impact on the Stonehenge and Avebury World Heritage Site

With the property located within the built-up area of the village and the proposed increase in the size of the side addition being modest, the proposal is not considered to impact the WHS.

Impact on the character of the area

Viewed from the front, the side extension will be 1m wider and have a ridgeline 2.74m higher than that existing, which is likely to have negligible impact on the streetscene. A clear gap will remain between properties. Whilst the proposal will break the symmetry of the semi-detached cottages, their low architectural significance and absence of a conservation area designation suggests that this would be acceptable.

From the rear open-field side, the single storey extension will balance the conservatory of the adjoining property and the raised side addition will make little difference to the line of dwellings. From the byway, the double-storey extension will only be visible obliquely and will be hidden largely behind the taller existing element. The impact will therefore be negligible on the landscape setting of the National Landscape.

Impact on neighbour privacy and amenity

The proposals are not deemed to affect the privacy or amenity of neighbours on either side. There are also no loss of light issues.

The neighbouring property to the east (Drybeck) presents a high flank wall that does not have any windows within it. Overlooking from the small windows in the flank wall of the proposed double storey element is therefore not deemed to be an issue. In addition, these windows are included for daylight and ventilation rather than views out.

The proposed rear extension is located in the centre of the plot and is low-rise at just over 3m high. There will therefore be no sense of overbearing to either neighbour.

Access onto the highway (lane)

The proposals include the creation of a driveway for off-street parking.

The lane is assumed to have a default 30mph speed limit given the absence of specific signage, although given the narrow width and the gently winding course of the lane, the practical speed is likely to be nearer to 20mph or less.

The existing front wall of the garden is low at 760mm high, and therefore the driver will always see across the garden / over the wall on entering the lane. Visibility is good in both directions from 2.4m inside the boundary.

There is no existing pavement that will need to be crossed.

The driveway will be constructed from open-jointed (permeable) block paviours with a linear drain at the base of the sloped area to catch excess surface water during heavy rain.

Flood Risk

The property is located within Flood Zone 1 (refer to Appendix). A flood risk assessment has therefore not been prepared.

The driveway will be formed in block paviours and will be permeable. Small areas of paving at the rear will also be permeable in order to not add further load onto the surface water main sewer.

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
408951/168782

Created
17 June 2026 11:44

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
408951/168782

Scale
1:2,500

Created
17 Jun 2026 11:45

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m













Approach along the lane from the west



Approach along the lane from the east







Author: Simon Johnson MA(Hons) MArch ARB

Simon Johnson Architects Ltd.