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DYNAMIC RURAL DEVELOPMENT

PLANNING STATEMENT

**AMALGAMATION OF 2 SEMI-
DETACHED DWELLINGHOUSES
TO FORM A SINGLE
DWELLINGHOUSE, AND THE
CONSTRUCTION OF A TWO-
STOREY REAR EXTENSION**

**WEST CRUDWELL COTTAGES,
CRUDWELL, WILTSHIRE**

10TH AUGUST 2026

PLANNING STATEMENT

LOCATION

WEST CRUDWELL COTTAGES, CRUDWELL, WILTSHIRE. SN16 9EF

PROPOSAL

AMALGAMATION OF 2 SEMI-DETACHED DWELLINGHOUSES TO FORM A
SINGLE DWELLINGHOUSE, AND THE CONSTRUCTION OF A TWO-
STOREY REAR EXTENSION

APPLICANT

ZOE BROWNING

AGENT

RJD CONSULTANCY

ISSUE DATE

10TH AUGUST 2026

DRAFTED BY

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DIRECTOR

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1. INTRODUCTION AND APPROACH

- 1.1.** This Planning Statement has been prepared by RJD Consultancy on behalf of David Cowle in support of a full planning application relating to Jack Cottage and Rabbit Cottage, collectively known as West Crudwell Cottages, West Crudwell, Crudwell, Wiltshire. The application seeks planning permission for the amalgamation of the two existing semi-detached dwellinghouses to form a single dwellinghouse, together with the construction of a two-storey rear extension, associated single-storey elements and external alterations.
- 1.2.** The application site comprises an established pair of traditional Cotswold stone cottages situated within a generous residential curtilage at the centre of the group of buildings forming West Crudwell Farm. Although the site lies outside a defined settlement boundary and is therefore regarded in planning policy terms as being within the open countryside, the proposal does not introduce a new residential use or create an additional dwelling. Rather, it would consolidate two existing lawful residential planning units into a single family dwelling and provide additional accommodation through the sensitive adaptation and extension of the existing building.
- 1.3.** The proposals have been developed with particular regard to the character, form and appearance of the existing cottages and their rural setting. The principal elevations and established vernacular character of the building would be retained, with the majority of the additional accommodation positioned discreetly to the rear. The extension adopts a traditional architectural form and palette of materials, including natural Cotswold stone walling, cardinal slate roofing, conservation rooflights and traditionally detailed windows and doors, thereby allowing the development to read as a coherent evolution of the existing property.
- 1.4.** In addition to matters of principle and design, appropriate consideration has been given to the potential environmental and amenity effects of the development. The application is supported by ecological, arboricultural and flood-risk information, whilst the proposed layout and fenestration have been designed having regard to neighbouring residential amenity. The development would remain wholly within the established residential curtilage and would utilise the existing vehicular access and parking arrangements.

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- 1.5.** This Statement therefore considers the proposal against the statutory development plan, comprising principally the Wiltshire Core Strategy, together with the Crudwell Neighbourhood Plan, the National Planning Policy Framework and other relevant material considerations. In particular, it considers the principle of amalgamating the existing dwellings, the scale and design of the proposed extension, its effect upon the character and appearance of the locality and neighbouring amenity, and matters relating to ecology, trees, access and flood risk.
- 1.6.** The assessment demonstrates that the proposal represents an appropriate and sustainable investment in an established residential property. It would retain the site's lawful residential use whilst reducing the number of dwellinghouses from two to one, would provide a high-quality family home through the sensitive adaptation of the existing cottages, and would do so without giving rise to unacceptable harm to the character of the locality, neighbouring amenity or identified environmental interests.
- 1.7.** This Planning Statement is structured as follows:
- Section 2 – details of the site including constraints and planning history
 - Section 3 – sets out details of the proposed development
 - Section 4 – assesses the proposal against local & national planning policy
 - Section 5 – undertakes an assessment of the proposals
 - Section 6 – sets out conclusions on the above

2. SITE AND SURROUNDINGS

- 2.1.** This section of the statement seeks to introduce details of the site and its surrounding context.

LOCATION

- 2.2.** West Crudwell Cottages are situated within the hamlet of West Crudwell, in north Wiltshire. The properties are c. 6km north of the local service centre of Malmesbury, as illustrated on the map extracts below;



Figure 1: Location of site (source: Google Maps)



Figure 2: OS Map extract (source: streetmap.co.uk)

- 2.3.** The application site comprises a pair of Cotswold stone semi-detached cottages, located within the centre of the range of buildings that make up West Crudwell Farm. They are presented within a generous residential curtilage and are outlined on the overhead image below in red.



Figure 3: Overhead image of the subject site (source: googlemaps)

- 2.4.** The subject site is located within the administrative area of Wiltshire Council, the civil parish of Crudwell and the Minety ward.

SITE DESIGNATIONS

- 2.5. Location** – The site is located outside of any defined settlement boundary and consequently is considered from a planning perspective to be set within the open countryside.
- 2.6. Landscape** – The site is not located within a designated landscape (such as Cotswold National Landscape (*formerly Area of Outstanding Natural Beauty* – AONB)).
- 2.7. Heritage** – The cottages are not listed, and the site is not within a designated Conservation area.
- 2.8. Ecological** – There are no known designated areas of ecological importance in close proximity to the subject site and the properties have been subject to a Preliminary Ecology Appraisal (PEA), the findings of which are presented in the report appended to this application.
- 2.9. Environmental** – Having reviewed the Environment Agency flood map the properties are located in designated ‘Flood Zone 1’. This is an area considered to have the lowest probability of flooding i.e. Land having a less than 1 in 1,000 year probability of river or sea flooding. A modest proportion of the garden associated with the property is located in the designated flood zone 2 & 3, as illustrated on the map extract below. The proposals do not extend to any works within this designated area.



Figure 4: Extract of Environment Agency Flood map

In addition, the EA's surface/ ground water flood map has been reviewed and the property does not sit in a designated area.

- 2.10. Public Rights of Way** – There are no public rights of way to directly cross, or run in close proximity to the subject site.

DIRECT PLANNING HISTORY

- 2.11.** Although historically having clearly been subject to extension and evolution over time, the only planning history relating to the subject site is a recent planning application (ref: PL/2026/02695) for similar proposals to this, withdrawn on the basis of incomplete supporting documentation.

IMAGES OF EXISTING PROPERTY

- 2.12.** Please see below for some recent images of the property;



Figures 5 – 8: Recent site image

3. DESCRIPTION OF DEVELOPMENT

- 3.1.** This application seeks to rationalise two existing adjoining cottages into a single, coherent family dwelling and provide additional accommodation through a proportionate rear extension which is designed in scale, form and materials to relate appropriately to the established character of the existing building.
- 3.2.** Jack Cottage and Rabbit Cottage presently comprise two adjoining residential properties contained within the same overall building. The proposal would amalgamate the two existing dwellings to create a single-family dwelling, involving the internal reconfiguration of the existing accommodation together with the removal of the functional separation between the two properties. The existing building envelope would otherwise be substantially retained.
- 3.3.** To provide accommodation appropriate to the resulting single dwelling, a two-storey extension is proposed to the rear of the existing building, supplemented by single-storey elements. The Design and Access Statement records a ground-floor extension of approximately 70.1 sq m gross internal floor area, of which approximately 38.9 sq m is single storey, together with approximately 31.2 sq m of first-floor accommodation.
- 3.4.** At ground-floor level, the extension would principally provide a comfortable ‘live-in’ kitchen and dining area together with a dedicated study. The existing ground floor would be reorganised to provide an entrance hall, living area, sitting room, laundry room and boot room. At first-floor level, the extension would accommodate the principal bedroom and bathroom, with the remainder of the existing first and second floors providing additional bedrooms, bathrooms and circulation space.
- 3.5.** The two-storey element would project approximately 8.4 metres from the existing rear elevation and measure approximately 4.7 metres in width, with a ridge height of approximately 7.6 metres above ground level. Lower single-storey elements flank the principal extension, thereby providing a transition in scale between the existing dwelling, the principal two-storey addition and the surrounding garden.
- 3.6.** The proposed elevations adopt a traditional palette of materials intended to complement the existing cottages. The extension would be faced in random Cotswold rubble stone to match the existing building, with reconstituted stone slates to the

roof. The proposals also incorporate flush-sash casement windows, conservation rooflights, timber doors, natural stone cills and an oak-framed open entrance porch.

- 3.7.** A number of associated alterations are proposed to the existing building, including replacement windows, new and altered window and door openings and conservation rooflights within existing roof slopes. These alterations form part of the comprehensive treatment of the building as a single dwelling and seek to provide greater architectural consistency between its previously separate constituent parts.
- 3.8.** Please refer to the enclosed drawing pack for a full set of the proposals.

LANDSCAPE

- 3.9.** Having regard to the established character and setting of the site, no overly ornate or contrived landscaping is proposed.
- 3.10.** The development would remain contained within the established residential curtilage. The submitted site plan shows the extension projecting into the existing garden area without any enlargement of the residential curtilage, while the existing lawns and general landscaping are proposed to be retained.

ACCESS

- 3.11.** The proposal would not involve any alteration to the established vehicular access. Existing parking to the north of the cottages would be retained. The submitted Design and Access Statement also confirms that the principal entrance would provide wheelchair-accessible access, incorporating level thresholds and an accessible ground-floor WC.

ECOLOGY

- 3.12.** A preliminary ecology appraisal was conducted across the site, on 6th July 2026 and the resulting report is submitted in full with this application. Its contents will not be duplicated here but it concludes;

‘The target building is deemed to be of limited/negligible potential for roosting bats at this current time due to variety of reasons but primarily the lack of recent signs of bats plus extensive cobwebbing, and as such, no further surveys will be required for the Jack and Rabbit Cottage Site.’

ARBORICULTURE

3.13. In consideration of the mature silver birch tree located within the neighbouring garden (see image below) and the proposed extensions configuration towards it (although stopping 9.5m short of it) a tree survey, tree protection plan (TPP) and method statement has been prepared and is submitted in support of the application.

3.14. In relation to the tree's condition, it concludes;

'Minor dysfunction at buttress east. Hammer tones consistent throughout. Dead lower limbs colonised by Fomitopsis betulinus. Moderate deadwood throughout. Declining vitality.'

3.15. The Root Protection Radius (RPR) of the tree is recorded as 6.1m and consequently the report concludes;

'The extension will be constructed outside the RPA of any retained tree.'

'Tree protection measures will be employed to prevent the spread of construction related activities into the RPA of any retained trees.'



Figure 9: Recent site image

4. PLANNING POLICY

- 4.1.** Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 2 of the National Planning Policy Framework (NPPF) explains that the starting point for the determination of planning applications is the development plan and the determination of an application must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.2.** Paragraphs 11 and 12 of the NPPF re-state that planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 4.3.** The adopted development plan for Wiltshire Council consists of the following documents:
- The Wiltshire Core Strategy (Adopted January 2015)
- 4.4.** Other material planning considerations include;
- National Planning Policy Framework (NPPF)
 - Crudwell Neighbourhood Plan (made May 2021)
 - Planning Practice Guidance (PPG)

THE WILTSHIRE CORE STRATEGY

- 4.5.** The following policies and guidance are considered of most relevance within the Local Plan;

Policy	Subject
CP1	Settlement Strategy
CP2	Delivery Strategy
CP41	Sustainable Construction and Low Carbon Energy
CP50	Biodiversity and Geodiversity
CP51	Landscape
CP57	Ensuring High Quality Design and Place Shaping
CP60	Sustainable Transport
CP61	Transport and New Development
CP67	Flood Risk

Table 1: Relevant Local Plan Policies

5. ASSESSMENT OF THE PROPOSALS

PRINCIPLE OF DEVELOPMENT

- 5.1.** The application seeks planning permission for the amalgamation of two existing semi-detached dwellinghouses to form a single dwellinghouse together with the construction of a two-storey rear extension and associated external alterations.
- 5.2.** The proposal does not introduce a new residential use or increase the number of dwellings on the site. Both properties are lawful Class C3 dwellinghouses and will remain in residential use following the development. The proposals simply seek to consolidate the existing residential accommodation into a single planning unit whilst extending the property to provide a modern family home that better reflects contemporary living requirements. The submitted drawings demonstrate the internal reconfiguration and new accommodation proposed.
- 5.3.** Accordingly, the proposal cannot reasonably be regarded as constituting new residential development within the countryside. Rather, it represents the improvement and enhancement of an established residential property.
- 5.4.** The principle of improving existing residential accommodation is consistent with the objectives of the National Planning Policy Framework, which encourages the effective use of existing buildings and supports high-quality design that improves the character and quality of an area.
- 5.5.** Similarly, the proposal accords with the spatial strategy contained within the Wiltshire Core Strategy. As no additional dwelling is created and no change of use is proposed, the development raises no strategic conflict with Core Policies 1 or 2, whilst the principal policy consideration becomes the quality of the design under Core Policy 57. Recent Wiltshire committee reports continue to identify CP57 as the primary policy against which extensions and alterations to existing dwellings are assessed.

DESIGN AND CHARACTER

- 5.6.** Core Policy 57 seeks to ensure that all development responds positively to local character whilst achieving a high standard of architectural design.
- 5.7.** The submitted proposals have been carefully designed to retain the existing identity of the cottages whilst creating a coherent single dwelling. The existing principal

elevations remain largely unchanged, and the traditional appearance of the building is preserved. The principal alterations occur to the rear of the property where they are significantly less publicly visible.

- 5.8.** The proposed two-storey extension adopts a simple form that reflects the proportions of the existing building and remains clearly subservient to the original cottages. The extension is positioned to the rear where it reads as a natural evolution of the property rather than competing with the original built form.
- 5.9.** Materials have been selected to complement the existing dwelling, including natural Cotswold stone walling, reconstructed stone slates to match the existing roof, conservation rooflights, painted timber entrance doors and flush sash casement windows finished in a muted pebble grey colour. These materials reinforce the established vernacular character of the building whilst improving its long-term appearance and performance.
- 5.10.** The proposal therefore represents a carefully considered design response which preserves the character of the existing cottages whilst delivering a high-quality contemporary family home.
- 5.11.** In considering the scale and depth of the proposed rear extension, it is also relevant to have regard to the parameters for domestic extensions established through national permitted development legislation. Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) provides for the enlargement of a dwellinghouse by way of a single-storey rear extension projecting up to 8 metres beyond the rear wall of the original dwellinghouse in the case of a detached dwellinghouse, or up to 6 metres in the case of any other dwellinghouse, subject to the applicable limitations, conditions and prior approval procedure.
- 5.12.** The proposed extension projects approximately 8.4 metres from the rear line of the existing cottages. Whilst the proposal includes a two-storey element and therefore does not fall within the larger-home-extension permitted development provisions, the dimensional parameters established by the GPDO nevertheless provide useful context when considering whether the rearward projection of the development is, in itself, excessive or inherently inappropriate in domestic planning terms.

5.13. Following the proposed amalgamation, the property would comprise a single detached dwellinghouse. In that context, the 8.4 metre overall projection of the proposed extension is only marginally greater than the 8 metre rearward projection which national permitted development legislation recognises as potentially acceptable for a single-storey extension to a detached dwellinghouse. This comparison is not advanced on the basis that the proposed development itself constitutes permitted development, nor that an 8 metre extension could necessarily be constructed at this particular property without further consideration of the detailed requirements of Class A. Rather, it provides an established national benchmark against which the overall depth of the proposed addition can reasonably be viewed.

IMPACT ON RESIDENTIAL AMENITY

5.14. The proposed development has been designed to avoid unacceptable impacts upon neighbouring residential occupiers. The extension is positioned to the rear of the existing cottages and occupies land already contained within the established residential curtilage.

5.15. The proposed fenestration has been carefully considered and the principal areas of glazing are directed towards the applicant's own garden. The proposal therefore avoids any unacceptable loss of privacy.

5.16. Similarly, owing to the orientation of the extension and its relationship with adjoining properties, no material increase in overshadowing or overbearing impact would arise beyond that ordinarily associated with domestic extensions.

5.17. Wiltshire Council's assessment of the comparable proposal under application 18/11715/FUL concluded that rear extensions should be assessed principally having regard to their impact upon visual amenity and neighbouring occupiers and that acceptable relationships can be achieved where sufficient separation distances are maintained. The same principles apply in the present case.

5.18. Overall, the proposal fully accords with Core Policy 57 in protecting neighbouring residential amenity.

LANDSCAPE AND VISUAL IMPACT

5.19. The proposal is confined entirely within the existing residential curtilage. No extension of domestic curtilage is proposed and no encroachment into the surrounding countryside would occur.

5.20. Public views of the property remain largely unchanged owing to the siting of the extension to the rear of the building. The existing built form continues to define the appearance of the site from the public realm. Consequently, the proposal gives rise to only limited visual change and preserves the established character of the locality.

ECOLOGY AND BIODIVERSITY

5.21. A Preliminary Ecological Appraisal and Bat Risk Assessment has been undertaken in support of the application. The survey concludes that the purpose of the assessment is to identify ecological constraints associated with the proposed extension together with appropriate mitigation and biodiversity enhancement measures.

5.22. The proposal therefore demonstrates compliance with Core Policy 50 by ensuring that ecological interests have been appropriately assessed and safeguarded.

5.23. In relation to a mandatory BNG requirement, the holistic site area is below .2 of a hectare and therefore qualifies for exemption under the recently revised threshold.

TREES AND ARBORICULTURE

5.24. An Arboricultural Report has been prepared in accordance with BS5837:2012.

5.25. The report identifies three principal trees affecting the site and concludes that the proposed extension lies outside the Root Protection Area of retained trees. It further recommends that standard tree protection fencing is erected during construction in order to prevent accidental encroachment into retained Root Protection Areas.

5.26. Importantly, the report concludes: *“The extension will be constructed outside the RPA of any retained tree.* Accordingly, no unacceptable arboricultural impacts are anticipated.

FLOOD RISK AND DRAINAGE

5.27. The accompanying Flood Risk Assessment identifies that the site lies within Flood Zones 2 and 3. However, despite the mapped flood designation, the submitted evidence confirms that the cottages have experienced no recorded flooding during decades of occupation.

5.28. The assessment records continuous occupation of the property since 1979, together with wider occupation dating back to 1949, during which no flooding of the cottages has occurred. It also notes that the adjacent watercourse lies approximately 47 metres from the buildings and is regularly maintained.

5.29. The proposal therefore represents a proportionate enhancement of an existing residential property rather than vulnerable new development on previously undeveloped land.

OVERALL PLANNING BALANCE

5.30. The proposal represents a modest and sympathetic enhancement of an established residential property.

5.31. It maintains the lawful residential use of the site, reduces the number of residential planning units from two to one, improves the quality of the accommodation and introduces a carefully designed rear extension that respects the character of the existing cottages.

5.32. The submitted ecological, arboricultural and flood risk assessments demonstrate that environmental constraints have been appropriately considered and can be satisfactorily addressed through standard mitigation measures.

5.33. Taken as a whole, the proposal accords with the objectives of the National Planning Policy Framework and the adopted Wiltshire Core Strategy, particularly Core Policies 50 (Biodiversity and Geodiversity), 51 (Landscape), 57 (Ensuring High Quality Design and Place Shaping), 60 (Sustainable Transport), 61 (Transport and New Development) and 67 (Flood Risk), which are routinely applied by Wiltshire Council when determining proposals of this nature.

6. CONCLUSION

- 6.1.** This Planning Statement has been prepared in support of an application for the amalgamation of Jack Cottage and Rabbit Cottage, West Crudwell, to form a single dwellinghouse, together with the erection of a two-storey rear extension and associated external alterations.
- 6.2.** The proposals represent the sensitive adaptation and enhancement of an established residential property. The development would not introduce a new residential use into the countryside or increase the number of dwellings on the site; rather, it would consolidate two existing lawful dwellinghouses into a single family home. As such, there is no conflict with the underlying objectives of the settlement and housing strategy contained within Core Policies 1 and 2 of the Wiltshire Core Strategy.
- 6.3.** The proposed extension has been carefully conceived in response to the scale, form and architectural character of the existing cottages. Its location predominantly to the rear of the property limits its prominence within the wider locality, whilst the combination of two-storey and subordinate single-storey elements breaks down its overall mass and enables the development to read as a coherent evolution of the existing building. The proposed use of natural stone, cardinal slate roofing and traditionally detailed windows and doors further ensures an appropriate relationship with the established vernacular character of West Crudwell.
- 6.4.** The development sits comfortably within a generous established residential curtilage and remains physically and visually associated with the existing dwelling. As identified within the assessment, the scale of rearward projection also has some contextual comparison with the dimensions contemplated by national permitted development legislation for larger single-storey domestic extensions. The proposal must ultimately be considered on its own merits and, when assessed as a whole, its scale, form, siting and architectural treatment are considered proportionate to the host property.
- 6.5.** Importantly, the development would not result in any material harm to neighbouring residential amenity. Its orientation, separation from surrounding properties and carefully considered fenestration ensure that there would be no unacceptable overlooking, loss of privacy, overshadowing or overbearing impact. The established access and parking arrangements would also remain capable of satisfactorily serving the resulting single dwelling.

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- 6.6.** The application is supported by proportionate technical evidence addressing the environmental considerations associated with the development. The Preliminary Ecological Appraisal identifies no requirement for further bat surveys; the Arboricultural Report demonstrates that the extension can be constructed outside the Root Protection Areas of retained trees and with appropriate protection during construction; and flood risk has been considered having regard to the relationship of the existing cottages and proposed works to the mapped areas of flood risk. These matters do not identify any technical or environmental constraint which would preclude the development.
- 6.7.** Taken together, the proposals would retain and invest in the long-term use of an existing traditional residential building, provide a high-quality and coherent family dwelling and achieve this without material harm to the character and appearance of the locality, neighbouring amenity, highway safety, ecology, trees or the wider landscape.
- 6.8.** The development is therefore considered to accord with the relevant provisions of the Wiltshire Core Strategy, particularly Core Policies 50, 51, 57, 60, 61 and 67, together with the relevant objectives of the Crudwell Neighbourhood Plan and the National Planning Policy Framework. When assessed against the development plan as a whole, there are no identified adverse impacts which would outweigh the benefits or otherwise justify withholding planning permission.
- 6.9.** Accordingly, and having regard to the statutory requirement to determine applications in accordance with the development plan unless material considerations indicate otherwise, it is respectfully concluded that the proposed development represents an acceptable and sustainable form of development for which planning permission should be granted.



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