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Design & Access Statement

**Application for Planning consent to alter and extend the existing dwelling and to regularise the domestic garden curtilage: At:
Dairy Cottage, Eastcott, Easterton, Devizes. SN10 4PJ**



View of the south-west elevation of Dairy Cottage.

Introduction:

We are instructed by the applicant, Mr Fred Palmer to seek planning consent for a two-storey extension and associated alterations to the existing dwelling known as Dairy Cottage. The application also seeks to regularise the domestic garden curtilage associated with Dairy Cottage.

The application property:

Dairy Cottage is a conventional two-storey dwelling which was granted a certificate of Lawful Use as a self-contained dwelling in October 2024, under application ref: PL/2024/07703.

The application red line for that CLU was limited to a tightly defined curtilage for Dairy Cottage, but in actual fact the area that has been utilised, since at least August 2020 as domestic garden extends beyond that red line as part of the overall ownership of the applicant which is shown as a blue line on the submitted location plan for the current application.

The proposal:

The applicant's, (Fred Palmer's) family has grown since the granting of the certificate of lawful use and he now requires the creation of an additional upstairs bedroom and bathroom in order to free-up more living space downstairs and to make the ground floor in general more appropriate for modern family use.

The proposal also incorporates changes that would provide a better front entrance door and lobby, with external porch canopy and utility room.

The kitchen and main family dining, living and sitting areas would become more 'family-friendly' and more open plan.

There is a small existing 'wing' for Dairy Cottage which is part of the application property and provides modest but comfortable accommodation for the applicant's mother in order that the extended family can live under one roof, but with appropriate privacy.

The existing domestic garden has been established for a number of years and forms part of the overall applicant's ownership. The garden area that is used by Dairy Cottage is appropriate and proportionate in the context of the property and is a very small part of the actual site ownership. This application includes the opportunity to confirm and regularise the

domestic curtilage in the context of several previous applications that have set out different red line configurations.

Amount of floorspace:

The existing gross-internal floor area is 172m²;

The proposed resulting gross-internal floor area would be 235m², representing an increase of 63m² (or 37%).

Scale:

There would be no increase in height in the dwelling. The proposed eaves and ridge height of the extension would be similar to the existing such that there would be logic and continuity of soffits and rainwater goods and avoiding awkward details associated with small differences in height of eaves and ridge.

Appearance:

The architectural character of the existing dwelling is traditional in form, massing, materials and details, utilising clay double-roman roof tiles, orange-red brickwork and pitched, hipped roof forms.

The proposed extension would use similar materials and roof forms to maintain the overall character and to create improvements in appearance through the careful positioning of fenestration and the introduction of a traditional entrance porch canopy.

Access:

The driveway access and car parking would remain unchanged as the driveway and parking area can comfortably accommodate 3 or 4 cars.

Landscaping:

There would be no changes in landscaping as a result of the proposed extension and alterations.

CIL:

We believe that there would be no requirement for a CIL contribution as a result of the additional accommodation because the floor space created would only be 63m².

Summary:

This proposal represents a sensitive and architecturally-appropriate addition and alterations to the existing dwelling, which will improve its use as a family home whilst also significantly improving its appearance, setting and character without harming the amenity of nearby properties.

The proposed regularisation of the domestic garden curtilage is appropriate and reasonable in the context of the property, its size and location and relationship with the overall land ownership. The curtilage does not encroach into open fields or paddocks and does not appear as incongruous. It is well-related to other domestic gardens of nearby properties and will enable the growing family to enjoy the space around Dairy Cottage.

Howard Waters (Architect)

BA; B.Arch; MSc. (Conservation of Historic Buildings)

12th August 2026