

Proposed Outbuilding Conversion to  
Accessible Wet Room &  
Glazed Garden Room / Link  
at

66 West View Crescent  
Devizes, Wiltshire  
SN10 5HE

Design & Access Statement

Prepared for

MR DAVID DAVIS & MRS JANETTE OSMAN-DAVIS

Ref number: 26007 DAS01  
By: Dale Roberts  
Date: August 2026  
Revision:  
Status: PLANNING



DALE ROBERTS DESIGN  
ARCHITECTURAL SERVICES

## **1. Existing Building**

- 1.1. The property is a two-storey mid-terrace dwelling constructed in the 1950s–1960s as part of the West View Crescent residential estate in Devizes, Wiltshire. The dwelling is of REEMA Hollow Panel precast reinforced concrete (PRC) construction, a non-traditional building system common in post-war local authority housing stock. The property is not listed and does not lie within a Conservation Area.
- 1.2. The site is occupied by the applicants, Mr David (Chas) Davis and Mrs Janette Osman-Davis. Mr Davis is in his late seventies and suffers from Parkinson's disease, dementia and high blood pressure. His health has deteriorated to the point where he is unable to safely manage the stairs of the property. Mrs Osman-Davis is his primary carer.
- 1.3. To the rear of the main dwelling is an existing single-storey outbuilding of approximately 2.21 metres x 2.36 metres, currently used as a store. The outbuilding has a concrete roof slab with an existing three-layer felt roof finish. Between the rear wall of the house and the front face of the outbuilding is an enclosed rear yard of approximately 2.38 metres in depth. Access to the rear of the property is available via a shared passageway of just over 1 metre width between this property and the adjacent property.
- 1.4. The existing ground floor accommodation comprises a living room, dining room, kitchen, hall and pantry. The first floor provides four bedrooms and a bathroom. There is no accessible ground floor bathing or toilet facility.
- 1.5. No relevant planning history has been identified for the property on Wiltshire Council's current online planning register. This does not necessarily confirm that no previous applications have been made, particularly where these may pre-date the availability of digital records.

## **2. The Proposed Scheme**

- 2.1. The proposal is to convert the existing rear outbuilding to an accessible wet room and to construct a new glazed garden room / link between the rear of the house and the converted outbuilding, together with kitchen alterations and the conversion of the existing ground floor living room to a bedroom.
- 2.2. The works are being carried out to provide essential disability adaptations for Mr Davis, funded in part by a Disabled Facilities Grant (DFG) from Wiltshire Council. The scheme has been developed in close collaboration with Wiltshire Council's Technical Housing Improvement Officer and the Occupational Therapist assigned to the case.
- 2.3. (a) Conversion of the existing outbuilding to an accessible wet room (approximately 2.21m x 2.36m), incorporating a integrated bidet WC with wash and dry function, accessible walk-in shower with bench and linear drain, a accessible basin, fold-down grab rails and electric underfloor heating.
- 2.4. (b) Construction of a new glazed garden room / link (approximately 2.38m deep x 3.47m wide) between the rear of the house and the front face of the converted outbuilding. The garden room / link provides the essential accessible connection between the house and the wet room without requiring Mr Davis to go outside in all weathers. It also serves as the primary living and sitting space for Mr Davis and Mrs Osman-Davis, as the ground floor living room is being converted to a bedroom to enable them to live entirely on the ground floor.

2.5. (c) Kitchen alterations: revised kitchen layout with new units, induction hob and electric oven. Washing machine and tumble dryer relocated to a dedicated cupboard housing in the kitchen. The kitchen connects directly to the new garden room / link through the existing window opening, with the lower portion of the opening removed to form the connection. The opening is narrowed from its current width to allow additional kitchen units to be accommodated.

2.6. (d) Conversion of the existing ground floor living room to a bedroom, to enable the applicants to live entirely on the ground floor once the accessible facilities are in place.

### **3. Layout**

3.1. The proposed scheme achieves full level access throughout the new works. The surveyed level difference between the kitchen finished floor level and the existing outbuilding slab is 65mm. The proposed wet room floor build-up of 65mm (50mm PIR insulation and 15mm Wedi Board) exactly compensates for this difference, giving continuous level access from bedroom to kitchen to garden room to wet room with no steps or ramps required. Part M of the Building Regulations is fully complied with.

3.2. Within the wet room, a 1500mm diameter wheelchair turning circle is provided, consistent with the requirements of Approved Document M and the Occupational Therapist's recommendations. The pocket door between the garden room / link and the wet room has a minimum 850mm clear opening with zero threshold.

3.3. The garden room / link provides seating for Mr Davis and Mrs Osman-Davis. The room has full-height glazing on the south and west elevations, providing good natural light and garden views. A 900 x 900mm rooflight in the flat roof provides additional overhead daylight. All blinds are remote-controlled, given Mr Davis's condition.

### **4. Scale**

4.1. The height and mass of the proposed extension has been kept to a minimum by utilising flat roofs to both the wet room and the garden room / link, consistent with the existing rear outbuilding.

4.2. The garden room / link has a plan area of approximately 2.38m x 3.47m (approximately 8.3m<sup>2</sup>). The converted wet room occupies the footprint of the existing outbuilding (approximately 2.21m x 2.36m). The flat roof of the garden room / link exactly matches the height of the existing outbuilding, achieved principally by using the same in-situ reinforced thin concrete roof slab construction, which will be designed by a structural engineer to meet this requirement.

4.3. The proposed development is located entirely to the rear of the property and is not visible from West View Crescent or from any public vantage point. It has no impact on the character or appearance of the public street scene. The front elevation of the dwelling is entirely unchanged.

### **5. External Appearance**

5.1. The extension walls are finished in smooth breathable render — a proprietary silicone-mineral render system (such as K-Rend K1 Silicone, Weber Prai M or Parex Monorex) applied over a bonding coat. The render system is vapour-permeable throughout, which is essential for compatibility with the REEMA precast concrete panel construction. The render colour will be agreed with the local planning authority.

- 5.2. The flat roofs are finished with grey/black recycled rubber EPDM single ply membrane (Firestone RubberGard or equivalent).
- 5.3. New windows are white uPVC double-glazed casement units. The new French doors to the garden are white uPVC double-glazed with a roll-over threshold. Solar control glass is specified to south and west-facing glazing.
- 5.4. Rainwater goods are white uPVC. There are no fascias or soffits.
- 5.5. The new structures are located entirely to the rear of the property and are not visible from any public vantage point.

## **6. Access Statement**

- 6.1. Background: This proposal is a disability adaptation for Mr David Davis, who suffers from Parkinson's disease, dementia and high blood pressure and is unable to safely use the staircase of his home. The proposed works are essential to enable Mr Davis to remain living in his own home. The scheme is funded in part by a Disabled Facilities Grant under the Housing Grants, Construction and Regeneration Act 1996.
- 6.2. Existing access: the existing front entrance, path and parking are unchanged. There is no accessible ground floor bathroom or bedroom in the existing dwelling.
- 6.3. Proposed access improvements: the proposed scheme delivers full level access throughout — no steps, no ramps, no thresholds within the new works. Ground floor bedroom provision enables Mr Davis and Mrs Osman-Davis to live entirely on the ground floor. The wet room is designed to Approved Document M standards with 1500mm turning circle, fold-down grab rails, level-access shower, accessible WC and basin, all controls at 900–1000mm above finished floor level.
- 6.4. The glazed garden room / link: the glazed link is not a discretionary amenity but the essential accessible connection between the house and the wet room. Without it, the only route between the two would require Mr Davis to go outside in all weathers. For a man in his late seventies with Parkinson's disease, dementia and high blood pressure, this is not a realistic or safe option. The glazed link is therefore as integral to this disability adaptation as the wet room itself, as confirmed by Wiltshire Council's Technical Housing Improvement Officer and the Occupational Therapist.
- 6.5. Parking: unchanged. No additional parking demand is generated.
- 6.6. Party Wall: the proposed works are on or immediately adjacent to the shared boundary with the neighbouring property. The Party Wall etc. Act 1996 applies. Formal notices will be served on the adjoining owner before works commence.

## **7. Landscaping**

- 7.1. The existing rear garden layout will be substantially retained. The new structures occupy the existing built footprint of the outbuilding and the enclosed rear yard. The rear garden beyond the outbuilding is not affected.

## **8. Drainage**

- 8.1. New 110mm below-ground drainage for the WC, basin and shower connects to a new inspection manhole in the rear garden and thence to a new connection manhole on the shared sewer. The existing manhole within the garden room / link footprint is retained and fitted with a double-sealed lockable recessed cover flush with the floor finish. The washing machine connects above-ground to the existing soil and vent pipe in the kitchen. A Wessex Water Build Over Agreement and connection agreement are required before works commence.

## **9. Neighbouring Context**

- 9.1. The proposed new structures are located entirely within the rear curtilage of 66 West View Crescent, behind the existing rear wall of the house. They are single-storey structures with flat roofs and are not visible from the public street or from properties to the front.
- 9.2. The new garden room / link abuts the shared boundary with the neighbouring property to the north (No. 64 West View Crescent). The neighbouring property has an existing single-storey flat-roofed link structure at the boundary at a similar height. The proposed works will not adversely affect the outlook, privacy, daylight or a amenity of any neighbouring occupiers.

## **10. Planning Policy**

- 10.1. National Planning Policy Framework (December 2024) — Chapter 8 (Promoting Healthy and Safe Communities): The NPPF requires planning decisions to ensure developments create safe, inclusive and accessible places. The proposed scheme directly delivers this objective by providing essential accessible facilities to enable a severely disabled person to remain living in his own home.
- 10.2. National Planning Policy Framework (December 2024) — Chapter 12 (Achieving Well-Designed Places): Paragraph 135 requires development to be visually attractive, sympathetic to local character and history, and to avoid an unacceptable impact on the amenity of neighbouring properties. The proposed development accords with all three requirements.
- 10.3. Wiltshire Local Plan — Policy CP57 (Ensuring High Quality Design and Place Shaping): The proposed extension responds sympathetically to the character of the existing dwelling through the use of a compatible breathable render finish, a flat roof form clearly subservient to the main dwelling, and the retention of the existing front elevation entirely unchanged.
- 10.4. Wiltshire Local Plan — Policy CP3 (Housing): The proposed works adapt the existing dwelling to meet the specific needs of a disabled occupant, supporting the principle of enabling people to remain in their own homes through appropriate adaptations.
- 10.5. Disabled Facilities Grant: the scheme is supported by a Disabled Facilities Grant application to Wiltshire Council under the Housing Grants, Construction and Regeneration Act 1996. It has been designed in close collaboration with Wiltshire Council's Technical Housing Improvement Officer and Occupational Therapist.
- 10.6. Planning Fee: it is understood that this application is exempt from the standard planning application fee under Regulation 4 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), which waives the fee where an application relates solely to providing means of access to or within a dwellinghouse for a disabled resident, or facilities designed to secure that person's greater safety, health or comfort. The glazed garden room / link is not a general living space extension in addition to the disability adaptation; it is the direct and unavoidable consequence of the ground floor living room being converted to Mr Davis's bedroom, and provides the modest replacement sitting space made necessary by that adaptation. The wet room, the glazed link and the associated kitchen and bedroom alterations together form a single, integrated package of disability adaptation for Mr Davis.

## **11. Conclusion**

- 11.1. These proposals will directly and substantially improve the living conditions, independence and safety of Mr David Davis, a severely disabled man in his late seventies. The scheme will provide fully accessible ground floor living accommodation, including an accessible wet room connected to the main house by a glazed link that ensures safe and weather-protected access at all times.
- 11.2. The proposed development is modest in scale and is located entirely to the rear of the property. It is not visible from West View Crescent or from any public vantage point. The front elevation of the dwelling is entirely unchanged. The proposal will have no adverse impact on the amenity of neighbouring occupiers.
- 11.3. The proposed development is consistent with the policies of the Wiltshire Local Plan and the National Planning Policy Framework. It delivers a direct and essential benefit to a disabled person and their carer. We respectfully request that planning permission be granted.

This Design and Access Statement is to be read in conjunction with enclosed documents:

### Drawings:

- 26007 / P001 Site Location Plan
- 26007 / P002 Site Block Plan
- 26007 / P050 Existing Floor Plans & Elevations
- 26007 / P100 Proposed Floor Plans & Elevations
- 26007 / DASP01 Site Photographs