Ref 4520

Revision A

DESIGN & ACCESS STATEMENT

New detached garage at:
2 Battlewell, Purton, Swindon, Wiltshire SN5 4BT

DESIGN & ACCESS STATEMENT

This statement is compiled by NWD Design Ltd on behalf of
Mr J Hart & Mrs A Hart to address alterations to be carried out
at 2 Battlewell, Purton, Swindon SN5 4BT.

Proposed Development:

Alterations are all external to the main house and include:

- The construction of a new detached double garage to the front of the existing main house.
- Reform existing front (south) garden boundary wall to realign vehicle entrance gate.
- Reform driveway to relocate existing turning ahead.
- Extend existing side (west) boundary fence

The alterations are defined by:
NWD Design Drawings 4520/01 & 02 latest series.

Site Details:
Battlewell,
Purton,
Swindon,
Wilts.
SN5 4BT

Local Planning Authority:
Wiltshire Council.

Date
31st July 2026

DESIGN:

In assessing the site and a suitable design, reference has been made to:

- The National Planning Policy Framework July 2021: Paragraphs 11, 38 & 130 and Section 12.
- Wiltshire Core Strategy adopted Jan 2015: Core Policies 57
- Modified Purton Parish Neighbourhood Plan made Nov 2025 - 2040: Section 5, notably Policy PUR9: Design Principles.

Continued reference will be made to these reference points in the discharging of any conditions that the Local Authority may feel necessary to place alongside any consent.

Reference has been made to the natural and the built environment.

Site Context:

The site is outside the Purton Conservation Area and does not contain a listed building. Nor is it adjacent to a listed building.

The site frontage at 2 Battlewell has a long-established open view to the south across the private road to the farmland and countryside beyond. The main house sits well back in the site to the north of it resulting in a small rear garden but a large front garden. The main house is also set unusually well back from the location of the other houses in Battewell. Long east and west boundaries to the frontage result and are defined mostly by timber fencing of various heights and some retained laurel hedging. A mid-height wall exists to the front (south) boundary with a small grass verge down to the private road adjacent.

The house being located well to the rear of the site results in a large and welcoming front garden but also a degree of vulnerability to intruders. There is very little security for the major part of the site and to the main play area for children.

A two-storey detached garage building was approved and constructed circa.2004 next door at no.1 Battlewell and is located in alignment with the proposed location of the new garage at the application site.

The proposed garage is over 19m from the front façade of the main house and therefore the context of the adjacent buildings are key to the design choices taken to maintain a suitable streescene and should take priority over forming a connection between the main house and proposed garage which do not sit together as a pair of buildings.

The main house at the application site has a bright white rendered façade in modern times. All other houses in the streetscene of Battlewell are formed in a more natural and subdued palate of materials.

Consultation:

A pre-application enquiry (ENQ/2026/00237) was submitted for the initial scheme and the formal response is contained in Appendix A for reference. Support for the proposals was offered along with the need to consider some material alterations to the scheme. These elements of change are discussed in this statement with reference (where necessary) to the Pre-application Enquiry response.

The applicant has consulted with both neighbours at Buttercup Cottage (east), no.1 Battlewell (east) and no.3 Battlewell (west) with whom the applicant shares boundaries. The proposed garage plans were shared with the neighbours and they are supportive.

Further consultation has been well under way for some time between neighbours in relation to the agreed desire to remove boundary hedging. This hedging is referred to in the Pre-application Enquiry under the 'Trees' section and is discussed below under 'Hedges & Trees'.

Use & Amount:

The proposed, current and historic use of the building is a dwelling house. The garage is proposed to provide ancillary use to the main house for parking and loft storage.

The modest footprint has been established to reasonably allow for two-vehicle parking, cycle storage and an accessible pedestrian side door.
The volume results from the required footprint and an assessment of the context of pitches of adjacent buildings and the streetscene.

Layout:

The proposed garage has been located adjacent to a fairly recently approved/constructed two storey double garage building (with accommodation above). The existing garage at no.1 is close to the boundary with no.2 and has a considerable influence on the choices made for these proposals. The location is to align with the front build line of the garage at no.1 and also maintains a continuity of distance between the garage building, the front boundary and the private road of Battlewell.

The front location of the garage also helps to reduce the vulnerability of the front play area by producing a physical, defined area limit without excessive loss of the view beyond. Currently the traffic movements occur between the vehicle access gate all the way down to the house resulting in vehicle movements through the length of the main garden and play area. These proposals allow for all vehicle movements to be contained at the road end with only pedestrian access between the house and garage/parking. This produces a much safer arrangement even at the loss of some personal convenience.

The garage is orientated with access to the east elevation. This further aligns it with the similar orientation of the garage at no.1. Importantly, this also

helps to reduce the impact on the visual relationship between garage and main house. By facing the gable wall of the proposed garage toward the road the highest part of the garage is the apex of the ridge rather than a wide ridge line and minimises the 'silhouette' of the garage profile when viewed against the main house south elevation. This south/north gable orientation also limits any obstruction to the skyscape view from the main house across to the fields.

The existing driveway access location is retained with limited reformation of the existing boundary wall and gate to improve the accessibility and visibility.

Scale & Appearance:

The scale of the proposed garage is modest and reasonable in fulfilling it's brief to provide vehicle, cycle and loft storage.

The pre-application enquiry response requested a reduction in footprint of the originally submitted scheme, which was 8m long from gable to gable. The submitted design is now 6.5m (reduced by 1.5m) and is pared down to a minimum size to achieve the brief. The depth from front to back is already at the minimum depth of 6m.

The roof pitch has been selected to align with the other gable walls appearing in the streetscene that directly fronts Battlwell. These include the 50-degree pitches of the feature gable walls of nos.6 & 10 (relevant to the streetscene). Although the garage gable wall to no.1 Battlewell does not face the road it should be noted that this building has a roof pitch of 45 degrees and is a key reference for these proposals, as discussed above.

View to nos. 6 &10 Battlewell gables View to no.1 Battlewell (incl. garage)

The roof pitch to the main house at no.2 is unusually low and strangely out of context with the surrounding buildings. It is also not balanced with the length of the building producing a bulky appearance of wall area in contrast with the long skinny roof area. If it were reconstructed it would not be done so with the same roof pitches. In view of the large separation between house and garage (19.16m) it would be unwise to make this mistake again by trying to link the two buildings as a pair with matching roof pitches. The main house

façade is more than 30m from the streetscene and only comes into view when standing centrally and perpendicular to the site.

The pre-application enquiry response raised a concern about the overall height of the proposed garage in relation to the main house. In response to this a site survey was carried out with topographical levels to show the actual ground level difference between the main house and the site location of the proposed garage. These levels show a reduced height from the pre-application submission drawings and this, along with a reduction of the eaves height has shown a marked reduction in height of the garage with the ridge only just breaking through the eaves line of the main house. It should also be noted that the separation distance (19.16m) between the buildings means that they are not read together visually unless from a considerable distance across the fields opposite and certainly not from the access road (Battlewell).

Form & Materials:

The design proposal is to maintain the familiar context of traditional simple rectangular building forms that are common to Battlewell. This simple form reduces the impact on the streetscene which has already been determined in the statement to be a major consideration.

The significant distance between the main house and the proposed garage means that the view out from the main house towards the garage is one that is as important as the view looking back into the site. These two buildings are connected by site but they are not a pair of buildings. The garage will be much more viewed in the context of the more subtle colours of the masonry neighbouring buildings and the extensive timber fencing. We respectfully disagree with the pre-application advice that the garage walls should be faced in white render to match the distant main house. The garage should have a more reduced visual impact and, when viewed from the main house towards the field, perhaps a more rural appearance. The solid panel of white render at the front of the site would have a much more solid and dominant impact on the streetscene. Featheredge timber horizontal boarding will achieve a lower impact and more appropriate appearance. This will also sit well with 5-bar timber gate and adjacent retained timber fencing to both boundaries.

The roof tiles are to match pan tiles that are typical of the site and streetscene.

New external timber doors and windows are to be painted or stained.

As mentioned earlier, there is a degree of vulnerability to the site frontage and it is felt that a roller shutter door is required. This can be colour appropriate to the door/window frames and can be set back into the overall garage doorway opening.

The driveways are intended to remain as permeable surfaces to assist in site surface filtration.

Hedges, Trees & Ecology:

A large laurel hedge that formally existed on the east boundary between no.1 Battlewell and the application site has been removed by the hedge owners at no.1 Battlewell.

The pre-application enquiry response refers to site trees and hedges on the west boundary. These plants were leylandii hedges which were planted approx..15yrs ago. As is the nature of this species, they had grown rapidly and excessively big. Irrespective of any garage proposals there was already an agreement between the neighbours and the applicant to remove these leylandii and return the boundary back to the fencing that had been visually swallowed up by them. As a joint project these have been removed. The site is not in a conservation area nor is it listed. The small radius of the main 'trunks' of these trees/hedges ensured that the volume of timber did not exceed $5m^3$, thereby not requiring a felling license. Consideration of the impact of these leylandii is no longer material to these proposals.

If required, the applicant is agreeable to installing a swift box in the gable end at high level facing the fields to the south.

Access:

The existing pedestrian access routes and entrances to the site are part of a well-established approach and nothing in these proposals will reduce the quality of that approach. Currently the site is fairly flat with a small gradient from the private road surface up to the site driveway of max.200mm. There will be no detrimental effect on the ability to move around the existing site

It is on the basis of these comments and design principles that we submit a planning application for this proposed scheme.

Appendix A:

Pre-application Enquiry ENQ/2026/00237 (02.02.2026)

ASSESSMENT Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications be made in accordance with the development plan unless material considerations indicate otherwise.

Design and visual amenity considerations

The main development policies relevant to consideration of matters of design and visual amenity are Core Policy 57 of the Wiltshire Core Strategy which seeks to ensure that all development delivers a high standard of design by, among other things, ensuring a positive response to the features of the site itself and its landscape or townscape setting.

Appendix D of the Wiltshire Design Guide sets out the Local Planning Authority's design expectations for householder developments. It expects, amongst other things, that a well-designed householder development should be carefully considered to respect the original building and the neighbouring properties, by not dominating the existing building and appearing as a subservient, supporting addition, and fitting into the general street scene, which could be achieved by replicating the style, form, rhythm, materials and architectural detailing of the original house or by contrast with a modern or traditional aesthetic.

Appendix D of the Wiltshire Design Guide sets the expectation that "[d]etached outbuildings and garages placed in front of houses are not normally acceptable, nor should they exceed 1 storey in general". This guidance primarily seeks to ensure outbuildings read as subservient supporting additions by not appearing overly dominant or disrupting important building lines in the plot or street scene.

Your enquiry proposal is for a detached outbuilding in front of the dwellinghouse; however, this is an area where this would not be wholly unacceptable. We would nonetheless expect any garage to satisfy our expectation for subservience. Based on the plans submitted, we would have concerns that the size and scale of the proposed building would dominate the host dwelling, particularly as its height is merely 0.7m lower than the dwellinghouse. This additional height gives it an unnecessarily top-heavy appearance, so reducing the angle of the roof could achieve a more subservient height. The building is also considerably wide with a single bay, whereas reducing it to a size similar to the neighbour's garage would help satisfy us that it would appear more subservient in the street scene.

Separate to our concerns regarding the size and scale, we are not convinced that the external appearance of the building reflects the character and local distinctiveness of the area. While slate roof could be acceptable, a timber cladding is only likely to emphasise the building's imposing presence and so we would suggest that an alternative walling material is selected from those found in the host dwelling or street scene, e.g. render or stone.

The alterations to the site frontage, these comprising the alterations to access and boundary wall, do not raise concerns as the wall remains low and could create a positive interface at the site frontage.

Overall, while the development is acceptable in principle, we express concerns regarding the size, scale and external appearance of the proposed garage and would recommend changes to the scheme as set out above before proceeding with a planning application.

Trees

The main development plan policy relevant to consideration of trees is Saved Policy NE14 of the North Wiltshire Local Plan. It advises that permission will not be granted for proposals that would result, or be likely to result, in the loss of trees or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.

No photos have been provided of the site, nor do the plans show clearly what trees or other foliage is currently on site or would be lost by the proposal. Based on aerial photographs (Google Earth), there would appear to be several relatively mature trees along the west boundary of the site. The proposed garage is shown as 0.6m from the boundary, and therefore we assume these trees would not be retained.

The Local Planning Authority has a duty under S197 of the Town and Country Planning Act to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees. Trees make an important contribution to the rural character of the street scene. We would therefore expect any application to be supported by sufficient information to allow the LPA to make an informed judgement regarding any losses and details of any replacement planting that can be provided, to compensate for the losses and to provide a suitably landscape setting for the development. The design should be revised if it would be possible to and doing so would retain trees.

We recommend that you seek the advice of a suitably qualified Arboricultural Consultant before submitting any application.

Residential amenity considerations

Core Policy 57(vii) of the Wiltshire Core Strategy requires that the design of new development has regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants and that appropriate levels of amenity are achievable within the development itself.

Appendix D of the Wiltshire Design Guide expects a well-designed householder development to respect neighbouring properties by advising, amongst other things, that they should not be unduly overbearing or unduly obtrusive, and that windows should not directly overlook neighbouring properties.

The closest neighbouring dwellings to the development are 1 and 3 Battlewell and Buttercup Cottage; however, the proposed garage building is likely to only have an effect on the living conditions of 3 Battlewell due to it being sited forward and due south of its front elevation.

The plans suggest some separation would remain, and the slope of the roof would likely limit the visual impact; however, the submitted plans do not show clearly the relationship between the proposed garage building and the front elevation of No.3 and this would enable the Local Planning Authority to make an informed judgement. We would recommend that you include the neighbour's front elevation on any plans for this reason.

The design does not include any openings above the eaves of the building, and no first floor is suggested. Therefore, there would be no loss of privacy for neighbours, and the effect would be mostly visual. The proposal enquiry does not give us strong cause for concern, but please be aware that any application would be the subject of public consultation during which the views of neighbours would be sought. We would always encourage that prospective applicants engage with their neighbours before making an application and, as appropriate, design developments around everyone's requirements.

Highway safety considerations

Core Policies 62 and 64 of the Wiltshire Core Strategy are the main development plan considerations for highway matters, including safety, access and parking.

Wiltshire Council's Highways Team were invited to advise on your enquiry. They indicate that the development is unlikely to draw concerns in relation to highway safety and offer the following advice to you:

The site is located to the north of Battlewell, a private road which connects to the east with Restrop Road, a C classified section of public highway subject to a speed limit of 30mph. There are no proposals to alter the existing access with the public highway. Any alterations to Battlewell may require third party permission.

The proposals seek advice with regard to the proposed garage and access alterations. The garage space indicated is a double garage with workshop/cycle storage, the internal driveway would be widened at the frontage to provide access and turning within the curtilage. There is proposed boundary treatment at the point where the curtilage in the form of walls, gated access and hedges/low level planting. The gates appear to open into the site and the walls/vegetation should be kept below a level of 900mm within any visibility splay.

The proposals to place a new garage structure within the curtilage of the property would not increase the vehicular attraction of the site and any alterations to Battlewell or the access with Battlewell will require third party permission. It is therefore considered that the principle of the proposals would be acceptable in relation to highways.

North Meadow SAC

The site falls within the recreational buffer of the North Meadow and Clattinger Farm Special Area of Conservation. Wiltshire Council has published a North Meadow SAC Interim Recreation Mitigation Strategy (2023-2028). However, a financial contribution to mitigate impacts on the SAC would not be required in this instance as this proposal does not create an additional residential unit.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021. As such, Biodiversity Net Gain does not need to be addressed in any subsequent planning application for householder development.

Supporting Information…

Advice regarding Building…

CLOSING SUMMARY

This advice is offered in good faith based on current policy and guidance. While it provides a helpful steer, it cannot prejudice the outcome of any future planning application. Please ensure that any submission is fully supported by the required information and that material considerations identified above are addressed.