

## DESIGN & ACCESS STATEMENT

### **REPLACEMENT 4 BED DETACHED DWELLING**

WOOLAWAY BUNGALOW, 2 WEST DEAN ROAD, WEST TYTHERLEY, SP5 1QA

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#### **1. Introduction**

This Design and Access Statement has been prepared on behalf of Mr and Mrs Batchelor in support of a full planning application for the demolition of the existing bungalow and erection of a replacement two-storey dwelling, with associated parking, landscaping and drainage works.

Planning permission was previously granted for a replacement dwelling under application reference 19/01253/FUL in 2019. That permission has since lapsed, and the applicants are therefore seeking permission for the revised scheme shown on the accompanying drawings.

A further application for the current replacement-dwelling scheme was submitted in 2025 under reference PL/2025/08833. During the consideration of that application, the principle and detailed design of the development were assessed by the Council and relevant consultees. No objections were raised in relation to the design, neighbouring amenity, highway safety or the effect on existing trees.

The application was withdrawn before determination because the statutory biodiversity net gain requirements had not been addressed. No other substantive objection to the development had been identified at the time of withdrawal.

The current application has been submitted following the introduction of the exemption for qualifying development sites not exceeding 0.2 hectares. The application site extends to approximately 0.062 hectares, and no onsite priority habitat would be affected by the development. The proposal is therefore considered to fall within the applicable statutory biodiversity net gain exemption.

The existing dwelling is a Woolaway prefabricated reinforced-concrete bungalow. Buildings of this type were generally constructed as a relatively short-term response to post-war housing demand and can present significant problems relating to deterioration, thermal performance, condensation and damp.

The existing building is now cold, damp and in poor condition. Its construction makes comprehensive upgrading difficult and uneconomic, and there is little

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existing fabric suitable for retention. Complete replacement provides the opportunity to create a durable, energy-efficient home that meets modern standards while retaining the established residential use of the site.

## **2. Site and Surroundings**

The application site is situated on West Dean Road, West Tytherley, and extends to approximately 0.062 hectares. It comprises an existing detached bungalow, its residential garden, driveway and associated boundary treatments.

The existing dwelling originally formed the middle property in a row of three Woolaway bungalows. The former bungalow at No. 1 Cotswold Farm, to the north, has previously been demolished and replaced with a modern detached dwelling. No. 3 West Dean Road, immediately to the south, remains a Woolaway bungalow and is occupied by a member of the applicant's family.

The plot is broadly rectangular and slopes gently from east to west towards its frontage with West Dean Road. West Dean Road is a quiet rural road serving a relatively dispersed pattern of residential development.

The front boundary is formed principally by an established hedge approximately 2 metres high. Close-boarded fencing approximately 1.8 metres high encloses the side and rear boundaries. These established boundary treatments provide screening and a mature setting for the site and will be retained.

The property is already connected to mains water and electricity. Foul drainage is currently discharged to an existing septic tank shared with No. 3 West Dean Road. The adequacy and condition of this arrangement will be confirmed before development, and any necessary improvements will be undertaken in accordance with the relevant environmental and Building Regulations requirements.

Waste and recycling collections are provided by Wiltshire Council.

## **3. Planning Policy and Principle of Development**

The application should be considered in accordance with the National Planning Policy Framework, the Wiltshire Core Strategy and the made West Dean and West Tytherley Joint Neighbourhood Development Plan 2022–2035.

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The site is in established residential use and contains an existing permanent dwelling. The proposal would replace that dwelling with one new dwelling and would not result in any increase in the number of residential units on the site.

The principle of constructing a replacement dwelling has previously been accepted through planning permission 19/01253/FUL. Although that permission has lapsed, it remains a relevant material consideration insofar as it demonstrates the previous acceptance of residential redevelopment on the site.

The surrounding area contains a mixture of single-storey and two-storey dwellings of differing ages, designs and materials. The local context is not characterised by a single uniform building type. A two-storey replacement dwelling can therefore be accommodated without appearing intrinsically out of keeping with the established pattern of development.

Planning permission 16/05343/FUL at No. 1 Cotswold Farm is also relevant to the development history of the immediate group of properties. That approval included a two-storey replacement dwelling with a ridge height comparable to that now proposed, although a later revised scheme resulted in the single-storey dwelling presently on the site.

There are also other two-storey dwellings along this part of West Dean Road. The proposed form should therefore be considered in the context of the varied scale and appearance of the wider street rather than solely against the two immediately adjoining bungalows.

The proposal responds positively to the objectives of the development plan by replacing a deteriorating and thermally inefficient dwelling with a well-designed, sustainable home on an established residential site.

#### **4. Amount, Scale and Massing**

The existing bungalow is a four-bedroom property with a gross internal floor area of approximately 81 square metres.

The proposed dwelling would provide approximately 77 square metres of gross internal floor area at ground-floor level and a further 77 square metres at first-floor level, giving a total gross internal floor area of approximately 154 square metres.

Although the replacement dwelling would provide a greater overall floor area than the existing bungalow, its footprint would remain proportionate to the size of the

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plot. The additional accommodation would principally be achieved through the introduction of a first floor rather than a substantial increase in the extent of development across the site.

The replacement dwelling would occupy broadly the same part of the site as the existing bungalow, running from north to south with its principal elevation facing West Dean Road. This maintains the established relationship between the dwelling, the road and neighbouring properties.

The proposed dwelling would be two storeys in height with a ridge height of approximately 7.53 metres. Its height would exceed that of the immediately adjoining bungalows; however, its overall scale is moderated by:

- the width and depth of the plot;
- the separation from neighbouring buildings;
- its conventional pitched-roof form;
- its position within the established residential plot;
- the retention of established boundary screening; and
- the varied scale of buildings along West Dean Road.

The proposed dwelling would remain surrounded by private garden and would not result in the overdevelopment of the site. Its scale and massing are considered appropriate for the plot and the varied residential character of the surrounding area.

## **5. Appearance and Materials**

The proposed dwelling adopts a simple, well-proportioned domestic form with a pitched roof. Its design provides a contemporary replacement while responding appropriately to the varied rural residential character of West Dean Road.

Full details of the proposed external facing, roofing, window and joinery materials are shown on the accompanying drawings. The selected materials will provide a coherent and restrained appearance and allow the replacement dwelling to sit comfortably within its surroundings.

Final samples or precise specifications can be agreed by condition if considered necessary.

## **6. Residential Amenity**

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The dwelling has been positioned and designed to maintain an appropriate relationship with neighbouring properties.

Although the replacement dwelling would be taller than the existing bungalow, the separation between buildings and the orientation of the plot would limit the potential for unacceptable overbearing effects, overshadowing or loss of daylight.

The dwelling would occupy broadly the established position of the existing bungalow rather than introducing development into a previously open part of the garden.

The location and orientation of the proposed windows have been considered to protect neighbouring privacy. The proposal would not introduce an unacceptable degree of direct overlooking beyond that normally associated with residential development.

The retained hedges, fencing and boundary treatments will provide further screening at ground-floor level.

## **7. Access, Parking and Movement**

The existing vehicular access from West Dean Road will be retained in its present position. No material alteration to the location or nature of the access is proposed.

The site is already occupied by a four-bedroom dwelling served by this access. The development would replace one dwelling with one dwelling and would not result in a material intensification of the residential use or a significant increase in vehicle movements.

The proposal would therefore continue an established and longstanding access arrangement. As the position of the access would remain unaltered and the proposal would not materially increase traffic generation, the development is not expected to have an adverse effect on highway safety.

The site provides sufficient space for off-street parking and for vehicles to turn within the site, allowing them to enter and leave West Dean Road in a forward gear.

The driveway and parking areas will use permeable surfacing where practicable, helping to limit surface-water runoff.

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Secure and covered cycle storage can be provided within the site. An electric-vehicle charging point will also be installed in a convenient position adjacent to the parking area.

Refuse and recycling containers can be stored within the site and presented close to the existing access on collection days without obstructing West Dean Road.

## **8. Biodiversity Net Gain**

The application site extends to approximately 0.062 hectares and is therefore below the 0.2-hectare threshold for the applicable statutory biodiversity net gain exemption.

No onsite priority habitat would be adversely affected by the proposed development. The relevant exemption is therefore claimed through the planning application documentation.

Notwithstanding the statutory exemption, proportionate opportunities for biodiversity enhancement will be incorporated where practicable, including suitable native planting and bird or bat boxes.

## **9. Sustainability**

Replacing the existing prefabricated concrete dwelling provides an opportunity to achieve a substantial improvement in environmental and energy performance.

The new dwelling will be designed to meet or exceed the applicable Building Regulations requirements for the thermal performance of its walls, floors, roof, windows and doors. Attention will also be given to airtightness, efficient heating, ventilation and the control of thermal bridging.

The proposal will incorporate:

- high levels of thermal insulation;
- energy-efficient glazing and building services;
- water-efficient fittings;
- an electric-vehicle charging point;
- permeable external surfacing where practicable; and
- water butts for the collection and reuse of roof water.

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These measures will reduce energy consumption and provide a significantly more comfortable and durable home than the existing building.

## **10. Drainage and Flood Risk**

The Environment Agency flood mapping has been reviewed. The site lies within Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. The available mapping does not identify a material surface-water flood risk affecting the proposed development.

The proposal would replace an existing dwelling on an established residential site. Surface-water drainage will follow the drainage hierarchy, with infiltration used where ground conditions permit.

Surface water will be managed within the site using water butts, permeable surfacing and appropriately designed infiltration features. The final drainage design will be informed by ground conditions and infiltration testing and will ensure that runoff is not discharged onto West Dean Road or neighbouring land.

Foul drainage will continue to be discharged to the existing shared septic-tank system, subject to confirmation that the tank and associated drainage arrangements have sufficient capacity and are in satisfactory condition. Any necessary upgrading or replacement will comply with the applicable environmental and Building Regulations requirements.

## **11. Access and Inclusive Design**

The proposed dwelling will be designed to provide safe and convenient access from the parking area to the principal entrance.

Where site levels allow, the approach to the entrance will be gently graded and the entrance threshold will be accessible. The detailed design will comply with the applicable requirements of the Building Regulations.

The internal layout will provide a modern and adaptable dwelling capable of meeting the long-term needs of its occupants.

## **12. Conclusion**

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The proposal would replace a deteriorating and thermally inefficient prefabricated concrete bungalow with a high-quality, durable and energy-efficient family home.

The principle of a replacement dwelling has previously been accepted, and the revised proposal would retain the established residential use, access, general building position and mature boundary framework of the site.

Although the dwelling would be two storeys, the varied character of development along West Dean Road, the size of the plot, the separation from neighbouring buildings and the retention of established screening allow the proposed scale to be accommodated without unacceptable harm to the street scene or neighbouring amenity.

The development would provide adequate off-street parking, vehicle turning, cycle storage and electric-vehicle charging. It would also deliver substantial improvements in energy performance, surface-water management and the overall quality of accommodation.

The proposal represents an appropriate and sustainable replacement of a building that has reached the end of its useful life and should therefore be supported.