

Design Statement

for

15, Orchard Road, Trowbridge, BA14 7AR

Sept 2026

PLANNING AND DESIGN STATEMENT

Erection of a Detached Ancillary Annexe within the Residential Curtilage of 15 Orchard Road, Trowbridge, BA14 7AR

Application: Erection of a detached ancillary annexe

Site: 15 Orchard Road, Trowbridge, BA14 7AR

Local Planning Authority: Wiltshire Council

Application Type: Householder Development

1. Introduction

This Planning and Design Statement has been prepared in support of an application for the erection of a detached ancillary annexe within the established residential curtilage of 15 Orchard Road, Trowbridge, BA14 7AR.

The proposal seeks to provide a modest, high-quality, single-storey ancillary building within the rear garden of the existing dwelling. The principal purpose of the annexe is to provide independent and appropriately designed accommodation for a family member, allowing that person to live in close proximity to the applicant and wider family while retaining an appropriate degree of independence. Importantly, the proposal is not intended to create an additional independent dwelling. The annexe is intrinsically linked to the existing house and its occupants and will remain within the same planning unit and residential curtilage as 15 Orchard Road.

The proposal represents a sustainable and socially beneficial form of development. It enables a family member to remain close to their family rather than requiring a move away from the established family home and community. At the same time, it enables the existing dwelling to remain occupied by the applicant's family rather than requiring the household to move or the property to be subdivided.

The submitted Location and Block Plan demonstrates the relationship between the existing dwelling, its established garden and the proposed annexe. The proposed floor plan demonstrates a compact single-storey arrangement providing a workroom, bedroom, living space, kitchen facilities, bathroom/WC and entrance porch, together with retained garden space.

The proposal should therefore be considered as a family-supporting ancillary addition to an existing dwelling, rather than as the creation of a new dwelling.

2. The Application Proposal

The application proposes a detached annexe positioned within the rear garden of 15 Orchard Road.

The building is deliberately designed as a small-scale, single-storey structure, responding to the constrained form of the garden and its relationship with the existing dwelling and neighbouring properties.

The submitted floor plan shows the following accommodation:

Entrance porch;
Kitchen;
Living area;
Bedroom;
Bathroom/WC; and
Workroom.

The accommodation is arranged in a simple linear form, with the living spaces and bedroom arranged along the length of the building. The arrangement is intentionally compact and avoids unnecessary circulation space or additional bedrooms.

The proposal also retains a significant proportion of the existing garden, ensuring that the annexe does not result in the wholesale loss of the property's existing private amenity space.

The submitted block plan demonstrates that the annexe is located within the existing residential curtilage of No. 15 Orchard Road, behind the principal dwelling and accessed from within the existing property. There is no proposal to create a new vehicular access onto Orchard Road.

3. Purpose and Need for the Annexe

The principal justification for the proposal is the genuine family need for additional accommodation. The annexe is required to accommodate a family member who needs to live close to the applicant and their family, whilst retaining an appropriate degree of independence. This arrangement has a number of significant benefits. Firstly, it enables the family member to remain within the immediate family environment, providing proximity, companionship and practical family support while avoiding the need for that person to move away from their established family network. Secondly, the proposal enables the existing family home to continue to operate as the principal family dwelling. Without the additional accommodation, the family may ultimately face the difficult choice of either accommodating another adult within the main house, which may not provide an appropriate degree of independence or privacy, or relocating from the property altogether.

The annexe therefore provides a practical means of supporting intergenerational/family living without requiring the subdivision of the existing dwelling.

This is an increasingly important consideration in the provision of appropriate housing. The NPPF's social objective expressly seeks to support strong, vibrant and healthy communities and to ensure that a sufficient range of homes is provided to meet the needs of present and future generations.

The proposal directly responds to that objective at a very local level by providing accommodation tailored to the needs of an existing family. It should also be recognised that the proposal does not represent speculative housing development. There is a clearly defined and immediate purpose for the accommodation: to house a family member in association with the existing household.

4. Planning Policy Context

Wiltshire Council's current statutory development plan position is particularly relevant.

The **Wiltshire Core Strategy, adopted in January 2015**, remains part of the adopted development plan. The subsequent Wiltshire Local Plan Review was withdrawn from examination in May 2026, with Wiltshire Council commencing preparation of a new Local Plan. Consequently, the adopted Core Strategy remains an important basis for determining the application. The principal policies of relevance are considered to be:

Core Policy 1 – Settlement Strategy

Core Policy 2 – Delivery Strategy

Core Policy 29 – Spatial Strategy: Trowbridge Community Area

Core Policy 41 – Sustainable Construction and Low-Carbon Energy

Core Policy 57 – Ensuring High Quality Design and Place Shaping

Core Policy 60 – Sustainable Transport

Core Policy 61 – Transport and Development

The proposal should also be assessed against the current **National Planning Policy Framework**, the Wiltshire Design Guide and other relevant material considerations.

5. Principle of Development

5.1 Established residential use

The application relates to land that is already contained within the residential curtilage of an established dwelling. The proposal does not involve:

the development of an agricultural field, the release of countryside land, the creation of a new residential access, the subdivision of a residential plot, the creation of a separate residential planning unit; or the development of a new dwelling in isolation.

Instead, the proposal represents an ancillary addition to an existing residential property.

This distinction is important. The location of the site within an established residential area of Trowbridge means that the proposal makes efficient use of land which is already associated with residential development and existing infrastructure and services. Trowbridge is identified within the Wiltshire Core Strategy as a **Principal Settlement** and is intended to be a primary focus for development and the provision of homes and services. The proposal is therefore inherently preferable to providing the same accommodation in an isolated location elsewhere.

6. The Annexe is Ancillary to the Main Dwelling

A particularly important consideration is the relationship between the proposed building and the existing dwelling. The proposal has been specifically designed and submitted as an **ancillary annexe**, rather than an independent dwelling.

The following characteristics demonstrate that relationship:

a. Common planning unit

The annexe will remain within the same residential planning unit as 15 Orchard Road.

There is no intention to subdivide the property or create a separate planning unit.

b. Common residential curtilage

The annexe will sit within the existing garden of No. 15 and will not have a separately defined residential garden or curtilage.

The garden will continue to function as the garden of the main dwelling and the annexe collectively.

c. No separate highway access

The proposal does not require a new access onto Orchard Road. Access to the annexe will be through the existing residential property and garden.

This is an important characteristic distinguishing the proposal from the creation of a new dwelling.

d. Limited scale

The proposed accommodation is deliberately modest.

Although the building contains the facilities required to allow a family member to live comfortably and with dignity, the accommodation has not been designed as a larger family dwelling.

There is only a single bedroom and a compact living arrangement, supplemented by a workroom.

e. Specific family purpose

The accommodation is required for a known family member. It is not being proposed as speculative accommodation for an unknown future purchaser.

f. No intention to operate independently

There is no intention for the annexe to be occupied independently of the main house, rented separately, used as holiday accommodation or operated as a separate business.

The applicant would be entirely content for an appropriate planning condition to be imposed confirming that the annexe:

"shall not be occupied other than for purposes ancillary to the residential use of 15 Orchard Road and shall remain within the same planning unit as the main dwelling."

Such a condition would provide the Council with a straightforward mechanism to ensure that the accommodation remains ancillary.

7. Design and Appearance

7.1 Design approach

The proposal has been designed specifically to ensure that the annexe remains subordinate to the principal dwelling. The building is low-rise and single storey, thereby reducing its visual prominence and minimising its impact upon neighbouring properties. Its narrow footprint responds to the existing garden and allows a substantial amount of the garden to remain available for use. The layout shown on the proposed floor plan is straightforward and functional, avoiding excessive built form. The Wiltshire Design Guide identifies the importance of ensuring that extensions and additions respond to their context, do not dominate the existing building and are appropriate to the plot, neighbouring properties, scale, separation and local character. The proposal accords with these principles.

7.2 Relationship with the host dwelling

The annexe is visually and functionally subordinate to the existing house.

The building does not seek to replicate or compete with the main dwelling. Its purpose is clearly that of a secondary structure located within the garden. This is an appropriate architectural response to the site.

8. Impact upon the Character and Appearance of the Area

The principal dwelling will remain visually dominant from the street.

The annexe is positioned to the rear of the property and therefore will have limited visibility from the public realm. The location and block plan clearly demonstrate that the proposed building is located behind the principal house within the existing garden. The development will therefore not create a new building frontage onto Orchard Road and will not interrupt the established pattern of development along the street. The visual effect will consequently be very limited.

Core Policy 57 requires a high standard of design and expects development to respond positively to its context, including building layout, scale, massing, materials and relationship with adjoining development. The Council continues to apply this policy to extensions and outbuildings.

The proposal represents an appropriately scaled response to the existing site and satisfies the underlying objectives of Core Policy 57.

9. Residential Amenity

The proposal has been carefully positioned within the garden to minimise its impact upon neighbouring properties. The principal potential amenity considerations are:

overlooking;
loss of privacy;
overshadowing;
overbearing impact;
loss of outlook; and
noise and disturbance.

9.1 Privacy and overlooking

The proposed accommodation is at ground floor level. This significantly limits the potential for elevated views into neighbouring gardens that might otherwise arise from a two-storey building. The building is also contained within the existing garden and is screened to a degree by the existing residential development and boundary treatment. The design therefore avoids introducing elevated habitable-room windows that could create significant new overlooking.

9.2 Overbearing impact

The single-storey form is particularly beneficial in this regard. The building does not introduce a significant wall or roof mass above neighbouring garden boundaries and is substantially less visually imposing than a two-storey structure. The compact footprint and low-rise form ensure that the development remains subordinate within the garden.

9.3 Daylight and sunlight

Given the modest scale and single-storey form of the proposal, any additional overshadowing of neighbouring properties or gardens will be limited. There is no proposal for a large or tall building that would substantially alter the outlook or daylight conditions of adjoining dwellings.

10. Amenity of the Annexe Occupant

The accommodation has been designed to provide a good standard of living accommodation for the intended family member. The floor plan provides the essential components of a small dwelling environment. This provides the occupant with an appropriate degree of independence while maintaining the important social and practical benefits of living immediately alongside their family.

11. Sustainable Location and Transport

The proposal is located within the established built-up area of Trowbridge.

The accommodation will utilise the existing residential infrastructure associated with 15 Orchard Road.

The family member will be living as part of the existing household arrangement rather than creating an entirely new household in an isolated location. This is consistent with the objectives of Core Policy 60 – Sustainable Transport, which seeks to reduce the need to travel, particularly by private car, through directing development to sustainable locations. The location of the property within Trowbridge is particularly advantageous in this regard because the town is a Principal Settlement and an established centre for employment, services and facilities.

12. Efficient Use of Land

The proposal makes effective use of land that is already contained within an established residential plot.

The NPPF encourages planning decisions to support efficient use of land while maintaining prevailing character and securing well-designed and healthy places. This proposal achieves that balance. It does not seek to maximise the development potential of the garden by creating a conventional new dwelling. Instead, only the amount of accommodation genuinely required to meet the identified family need is proposed.

This is a proportionate and sustainable approach.

13. Sustainable Construction

Core Policy 41 encourages new development, extensions and alterations to incorporate measures that reduce energy demand and improve environmental performance. The policy encourages good insulation, appropriate use of natural light and passive design measures.

The proposal provides an opportunity to construct the annexe to modern standards of thermal performance and energy efficiency.

As a new building, the annexe can incorporate contemporary construction standards from the outset.

Detailed Building Regulations information can be developed separately at the technical design stage.

The proposal is therefore capable of providing a substantially more energy-efficient building than many older existing dwellings.

14. Ecology and Landscape

The proposal is located within an established residential garden rather than an undeveloped landscape. There is no proposal to extend the residential curtilage into open countryside or agricultural land.

The building occupies a relatively limited proportion of the garden and allows the majority of the garden to remain undeveloped and landscaped. The proposal should therefore have no material landscape impact. Any existing vegetation which contributes to screening and privacy should, wherever practicable, be retained. New planting can also be incorporated around the annexe where appropriate, further integrating the building into the garden setting.

15. Planning Balance

When considered as a whole, the proposal has a number of clear benefits.

Social benefits

The principal benefit is the provision of suitable accommodation for a family member, allowing them to live close to their family while retaining an appropriate degree of independence.

The proposal also helps to ensure that the existing family home can remain occupied by the family rather than forcing a relocation or inappropriate internal subdivision.

Environmental benefits

The proposal makes efficient use of an existing residential garden within an established settlement and avoids the need to provide accommodation in a less sustainable location.

The new building can also be constructed to modern standards of energy efficiency.

Economic benefits

The proposal will generate modest economic activity through its construction and will make use of existing services and infrastructure.

Planning benefits

The proposal does not result in the creation of an unrestricted new dwelling. Its use can be controlled through a planning condition, providing the Council with certainty that the accommodation will remain ancillary to 15 Orchard Road.

16. Conclusion

The proposed detached annexe at 15 Orchard Road, Trowbridge represents an appropriate, proportionate and sustainable form of development.

The proposal should be supported for the following reasons:

It meets a genuine and clearly identified family need by providing suitable accommodation for a family member close to their relatives.

It allows the existing family dwelling to remain in family occupation, avoiding the need for relocation or an inappropriate subdivision of the principal dwelling.

It is ancillary to the existing dwelling, rather than constituting an unrestricted new dwelling.

It remains within the established residential curtilage and planning unit of 15 Orchard Road.

It is modest in scale and single storey, ensuring that it remains visually subordinate to the principal dwelling.

It does not create a new highway access or result in a material increase in highway activity.

It is located within Trowbridge, an established Principal Settlement with access to a wide range of services and facilities.

It makes efficient use of existing residential land without extending development into the countryside.

It provides good-quality accommodation for the intended occupant, with a bedroom, living space, kitchen, bathroom, workroom and external amenity space.

It will have limited visual impact, being positioned behind the existing dwelling and within the established garden.

Any concern regarding future independent occupation can be readily controlled by condition, ensuring that the annexe remains ancillary to the main dwelling.

On this basis, the proposal represents sustainable development which responds directly to an identified family housing need, whilst preserving the character of the existing residential area and the amenity of neighbouring properties. Planning permission is therefore respectfully requested.