

BOURNE VILLA

LITTLEWORTH, PEWSEY SN9 5LF – MR & MRS RITCHIE
DESIGN & ACCESS STATEMENT

June 2026



Introduction

The application relates to Bourne Villa located within the settlement of Littleworth. It is a single storey, detached dwelling located on a residential road. The property benefits from a setback position providing adequate on-site parking with a separate garage and a large rear garden backing onto open countryside. There are a small number of residential properties located to either side of the dwelling.

- The site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- The site does not fall within a flood zone
- River Avon (Hampshire) catchment
- River Test catchment

The site is approximately 838m² / 0.083 hectares.

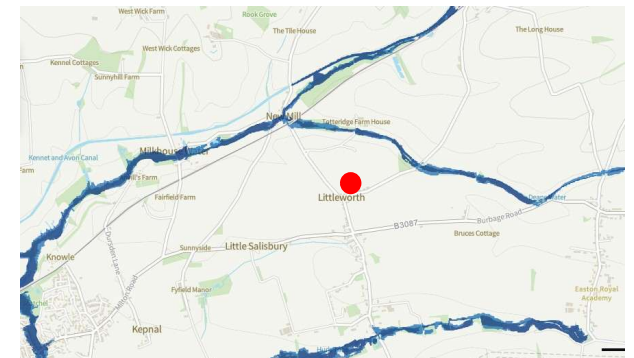
Our proposal is to create a single storey extension to the rear of the dwelling and to re-build and extend the garage, incorporating a side garden entrance. A secondary side entrance on the west elevation clearly defines the new living space to the rear with bedrooms located within the original dwelling footprint at the front.



Street view of Bourne Villa, south elevation - front



Ordnance survey map – <https://www.bingmaps.com>



Flood risk map for planning – <https://www.environment-agency.gov.uk>

Context

The site comprises a detached single storey dwelling set within a broadly rectangular plot. The driveway is entirely gravelled with a section of grass and a low-level wall fronting the road. The rear garden is enclosed by a mix of 1.8m high close board fencing and 1.2m post and rail fence along the north boundary that abuts open countryside. A detached single garage is located along the western boundary, essentially within the rear garden area with a hard paved patio.

The road it is set within comprises a mix of architectural styles and building pallets, predominantly detached dwellings, strung along an informal road layout. The majority of the dwellings are substantially setback from the road, single storey with a pitched roof and dormers, with either detached or integrated garages. A number of the properties have been modernised with external render, cladding and timber.

There is no formal footpath along the road, it is bounded by mature hedging and trees on the south side that abuts open countryside with grass verges, low-level garden walls and hedging along the north of the road.



Street view looking west

Design principles

Layout and access

- The proposal extends 6 meters past the rear elevation of the dwelling, incorporating the existing pantry and store room and occupying the footprint of the existing slabbed patio and shingle patch. The garage is re-built within the existing footprint, extending 1 meter into the rear garden and incorporating the side garden entrance
- The existing pitch roof is continued over the side entrance, utility room and kitchen area with a flat roof over the main living area, punctuated with rooflights and a roof lantern
- The proposed extension is approximately 44m² GIA
- The garage is approximately 22m² GIA
- The single storey extension will create level access, open-plan living accommodation with internal alterations to accommodate a family bathroom and master en-suite
- Bedrooms are located at the front of the existing dwelling with a snug room/children play room accessed off the main living area
- A secondary side entrance located along the west elevation replaces an existing kitchen window
- Two smaller windows to the family bathroom and master en-suite replace an existing dining room window on the west elevation
- An additional window on the east elevation to the snug/ children play room will replicate the existing window to Bedroom 3
- All existing windows will be replaced to colour match the proposed double glazed window units
- Render cladding will wrap the entire dwelling creating a cohesive design
- There will be no encroachment into the open countryside, no harm will be caused to the special qualities of the National Landscape.

Design principles

Scale

The proposal adjoins the north elevation of the dwelling as a single storey element, projecting 6 meters from the rear façade of the dwelling (existing Bedroom 3 and bathroom) and 3.2m in height. The existing pitch roof is extended over the side entrance, utility room and kitchen area with a flat roof over the main living area, punctuated with rooflights and a roof lantern. The garage is re-built, part within the existing footprint and extends 1 meter into the rear garden, it is approximately 3.7 meters height to the ridge.

There will be no negative impact to the neighbours or visual amenity as a result of the proposed development.

Scottish and Southern Energy (SSE) have confirmed the overhead cable is sufficiently high enough for the proposed roof pitch; they will provide shrouding to cover the wires for the duration of the building works.

All existing boundaries are to be retained. An existing 1.4m gravel pathway along the east boundary of the site will provide secure external access to the rear garden. A designated refuse area has been located within the site boundary, along the west boundary for two 240L bins, refuse and recycling.



Garden view looking at rear elevation - north

Drawings

Existing drawings

PL_01	site location plan 1:1250 @ A3
PL_02	site plan 1:500 @ A3
PL_03	block plan 1:200 @ A3
PL_04	ground floor 1:100 @ A3
PL_05	roof plan 1:100 @ A3
PL_06	south & west elevation – 1:100 @ A3
PL_07	north & east elevation - 1:100 @ A3
PL_08	section AA & BB - 1:100 @ A3

Proposed drawings

PL_20	site plan 1:500 @ A3
PL_21	block plan 1:200 @ A3
PL_22	ground floor plan 1:100 @ A3
PL_23	roof plan 1:100 @ A3
PL_24	south & west elevation – 1:100 @ A3
PL_25	north & east elevation – 1:100 @ A3
PL_26	section AA & BB - 1:100 @ A3