

Design and Access Statement

Application by: Western Building Consultants Ltd

Proposal: It is proposed to erect a flat roof rear dormer extension to the existing loft conversion, incorporating a hip-to-gable roof extension, to provide additional accommodation for a growing family.

Site: The Tree House, Kingsdown Grove, Kingsdown, SN13 8BN



Fig. 1 – Front and side elevations of property

1.0 Introduction

1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of The Tree House, Kingsdown, SN13 8BN. It has been produced to support the proposal of erecting a flat roof rear dormer extension to the existing loft conversion, incorporating a hip-to-gable roof extension, to provide additional accommodation for a growing family.

1.2 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.

1.3 Purpose of the Statement

In May 2006, the Government formally amended the planning application process as set out in 'Guidance on Changes to the Development Control System' (June 2006) to require the submission of a Design and Access Statement to support most planning applications. In a circular 01/2006, a Design and Access Statement is defined as a short report to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. This document has been prepared in the context of the circular guidance. As such this document demonstrates how the physical characteristics of the scheme have been informed by the rigorous process of the assessment – involvement – evaluation – design.

2.0 Overview of Site

2.1 The site is located in Kingsdown; The Tree House is part of a row of detached dwellings.

2.2 The surrounding area is mainly residential, characterised by two-storey detached dwellings in the immediate surroundings.

2.3 Characteristic materials in the area are: Bath stone, , timber cladding, brickwork, pan tiled and concrete tiled roofs, and UPVC guttering and down pipes.

2.4 The site is near public transport links, such as bus routes & stops which connect to nearby employment and shopping centres.

3.0 Site Planning History

3.1 The application site is located within the Green Belt. The proposal comprises the addition of a dormer extension to the existing loft conversion of the dwelling. The works do not involve the development of additional land or the creation of a new dwelling and are limited to an alteration to the existing roof form.

The proposed dormer is appropriately scaled and designed to remain subservient to the existing dwelling and would not result in a disproportionate addition over and above the size of the original building. The proposal would have no material effect on the openness or purposes of the Green Belt and therefore accords with the provisions of the National Planning Policy Framework relating to extensions and alterations to buildings within the Green Belt.

3.2 Wiltshire Council online planning records indicate 2 planning applications for developments at The Tree House.

Application Reference: 19/04575/FUL

Description of Proposal: Single storey side extension & 2no. dormer windows to replace previously unbuilt permitted extension, together with reconfigured external deck, fenestration changes and landscape improvements.

Decision: Application Permitted with Conditions

Decision Date: 01/08/2019

Application Reference: 18/08833/FUL

Description of Proposal: Single storey side extension & 2no. dormer windows to replace previously unbuilt permitted extension, together with reconfigured external deck, fenestration changes, garden office, storage shed, revised parking and landscaping.

Decision: Application Permitted with Conditions

Decision Date: 28/11/2018

4.0 Proposal

4.1 It is proposed to erect a flat roof rear dormer extension to the existing loft conversion, incorporating a hip-to-gable roof extension, to provide additional accommodation for a growing family.

4.2 The proposed design will be complementary to the already existent dwellings.

4.3 The scheme will not have any major impact on the immediate or wider context.



5.0 Design

5.1 The design seeks to minimise the effect on the existing dwelling and the immediate and wider landscape.

5.2 Scale - The development was designed to follow the dimensions of the existent dwellings in the vicinity.

5.3 Appearance - The materials to be used have been chosen to be sensitive to the surrounding area and match similar schemes in the immediate context.

5.4 The materials chosen will be of high quality, ensuring a design finish to the development that will benefit the local character of the area.

5.5 The proposed materials include external materials to match the existing dwelling and the dwellings in the vicinity, and roofing materials to match the existing dwelling and the dwellings in the vicinity.

6.0 Summary and Conclusions

6.1 The proposal is of a design which takes into consideration its immediate context, to create an appropriate solution that respects the locality. It is with this in mind that we seek the approval of the scheme by Wiltshire Council.

6.2 The proposed works have been carefully designed following the National planning Policy Framework and framework guidance of the Wiltshire Core Strategy and Local Plan.

6.3 In summary, there are no identified adverse impacts and which could be considered to significantly or demonstrably outweigh the benefits of the proposed work to this property.

7.0 Photographic Schedule



Fig. 2 – Part rear elevation of property.



Fig. 3 – Rear elevation of property.