

Oriel Cottage, 29 High Street, West Lavington, SN10 4HQ Design and Access Statement

Prepared for Benito and Connie Capone
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1.0 Introduction

1.1 This Design and Access statement has been prepared by PKA Architects Ltd in support a Householder Planning Application for the demolition of an existing single storey rear extension and erection of a replacement single storey rear extension, together with associated internal and external alterations at Oriel Cottage in the village of West Lavington, Wiltshire.

1.2 The statement explains the design approach behind the proposal, identifies the site context and existing built form, and demonstrates how the development responds appropriately to the character and appearance of the host dwelling and the West Lavington Conservation Area.

2.0 Context

2.1 Oriel Cottage is a semi-detached dwellinghouse located on West Lavington High Street within the West Lavington Conservation Area.

2.2 The site is accessed directly from the High Street via a private driveway, with the dwelling set back slightly from the highway. A detached garage is positioned to the north-east of the dwelling, together with additional parking provision, providing space for approximately three vehicles.

2.3 The surrounding area is predominantly residential in character, comprising a mix of traditional and more modern dwellings, converted farm buildings, some with later alterations and extensions reflective of the gradual evolution of properties within the Conservation Area.

2.4 Oriel Cottage is principally brick-built, with a two-storey front elevation facing the highway beneath a clay plain tiled roof. To the rear, the dwelling comprises a series of single-storey extensions, including:

- A hipped/gabled roof extension containing kitchen, larder, utility and WC accommodation (shared in form with the neighbouring property at No.27), and
- A later flat roofed rendered extension providing a storage/workshop space.

2.5 The later flat roofed addition is of limited architectural merit and is poorly integrated with the original dwelling in terms of its form, materials and detailing.

2.6 The internal arrangement of the existing rear extensions results in a fragmented layout, with inefficient circulation and poor connectivity to the rear garden.

2.7 The existing rear extensions are subordinate to the main dwelling and are largely screened from public views along the High Street.

3.0 Planning History

PL/2025/00499

T1 Pear tree - Fell.

T2 T3 Silver Birch trees - 30% reduction.

T4 T5 Apple trees - Fell.

T6 Cherry tree - Fell.

Approved (24/02/2025)

E/09/1623/TCA

The removal of two conifer hedges situated on the southern and eastern boundaries of the rear garden at the property.

Approved (19/01/2010)

4.0 Scale and Layout

4.1 The proposal comprises the demolition of the existing single storey rear flat roofed rendered extension and the erection of a replacement single storey rear extension, together with associated internal and external alterations.

4.2 The proposal results in a limited increase in the overall footprint of the dwelling when compared with the existing arrangement.

4.3 The replacement extension provides a modest increase in width, allowing the internal layout of the existing subsidiary accommodation to be improved, provides a dedicated home office space, and creates a more practical connection to the rear garden.

4.4 The replacement extension has a broadly similar footprint to that being removed. It will continue to read as a recessive and subordinate rear addition, reducing the perceived scale and massing of the development.

4.5 The proposed roof is designed to align with, and continue, the existing geometry of the retained hipped/gabled rear extension. The traditional gabled roof form provides a more coherent relationship with the host dwelling, the adjoining property and the prevailing built form within the area.

4.6 The scale and massing of the extension have been carefully designed to remain subservient to the principal two-storey dwelling and the retained rear extension.

4.7 The submitted floor plans and elevations illustrate the extent and massing of the existing rear extension for comparative purposes. This demonstrates that the overall increase in built form is not significantly greater than the existing arrangement, whilst substantially improving the functionality and internal layout of the dwelling.

4.8 Owing to its single storey scale, rearward position and relationship with the existing built form, the proposal would not result in an undue loss of daylight, sunlight or privacy, nor would it appear overbearing to neighbouring occupiers.

4.9 The proposed development will not be readily visible from the High Street and would have a limited effect on public views within the Conservation Area.

5.0 Appearance

5.1 The proposed single storey extension will be finished in render. This lighter material treatment will allow the extension to read as a recessive and subordinate addition to the principal dwelling.

5.3 The roof will be finished in double Roman tiles to match the retained rear extension and integrate appropriately with the adjoining roof form where the development relates to the neighbouring property.

5.4 The fenestration on the eastern elevation of the existing hipped/gabled rear extension will be reconfigured as part of the proposals to improve its appearance and the functionality of the internal accommodation.

5.5 All new windows will match the material, colour and general character of the existing dwelling.

5.6 The proposed material palette has been selected to complement the host dwelling and ensure that the replacement extension integrates sensitively with its setting within the wider Conservation Area.

6.0 Planning and Heritage Considerations

6.1 The site lies within the West Lavington Conservation Area. The proposal has therefore been designed with regard to the desirability of preserving the character and appearance of the designated area.

6.2 The existing flat-roofed extension is a later addition of limited architectural value. Its replacement provides an opportunity to rationalise the rear of the dwelling and introduce a roof form, scale and material treatment that better relates to the established character of the retained rear extension.

6.3 The proposed development remains clearly subordinate to the principal two-storey dwelling. Its rearward position, modest scale and relationship with the existing rear built form ensure that it would preserve the character and appearance of the Conservation Area.

7.0. Landscaping

7.1 The landscaping proposals are limited to minor localised adjustments required to accommodate the slight level variations across the rear garden.

8.0. Highways and Car Parking

8.1 The existing vehicular access from the High Street will remain unchanged. No alterations are proposed to the driveway or access arrangements.

8.2 The site benefits from existing off-street parking provision, which will remain unchanged.

9.0. Access

9.1 The proposal relates solely to alterations and an extension to an existing dwellinghouse. It does not alter the existing means of pedestrian or vehicular access to the site.

9.2 The internal alterations will improve the functionality, spatial efficiency and day to day usability of the dwelling for the applicants, including improved access between the existing accommodation and the rear garden.

10.0 Conclusion

10.1 The proposed development has been carefully considered in response to the character of the host dwelling and its setting within the West Lavington Conservation Area.

10.2 The removal of the existing flat-roofed rear addition and its replacement with a more coherent, traditionally roofed extension will rationalise the existing arrangement and improve the functionality and internal layout of the dwelling.

10.3 The replacement extension is modest in scale, subordinate to the principal dwelling and sensitively positioned to the rear. Its form and material palette will complement the host dwelling and preserve the character and appearance of the West Lavington Conservation Area.

10.4 The proposal therefore represents an appropriate form of residential development.