

Proposed Rear Extension at

15 Brook Street
Great Bedwyn
Marlborough
SN8 3LZ

Design & Access Statement

Prepared for

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By: Luke Roberts
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DALE ROBERTS DESIGN
ARCHITECTURAL SERVICES

1. Existing Building

- 1.1. The property is a detached dwelling located in the historic village of Great Bedwyn, within the Great Bedwyn Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The property is approximately half a mile from the centre of the village, which provides local amenities including a train station, food shops, a school and bus services.
- 1.2. The dwelling is a characterful traditional property with a thatched roof to the main house, set within a well-landscaped garden. To the rear of the main dwelling, the existing single-storey extension accommodates the kitchen under a flat roof and the bathroom under the thatched roof of the main house.
- 1.3. The existing bathroom is located beneath the thatched roof of the main dwelling and has a severely restricted ceiling height. The ceiling slopes down to 600mm at the eaves position, and even in the usable part of the bathroom the ceiling height reduces to approximately 1.35 metres — well below the minimum recommended headroom for a habitable space. The toilet has very low headroom above it, access around the bath requires stooping, and the washing machine is positioned in the very lowest section of the room. The property is occupied by a couple, one of whom is well over 6 feet tall and a former professional rugby player, and he is unable to use the bathroom without significant difficulty. In this respect the existing bathroom is not fit for purpose for the occupants of the dwelling.

2. The proposed scheme

- 2.1. The proposal is to extend and improve the existing single-storey rear extension. The works comprise: the extension of the existing kitchen to the rear; the internal reconfiguration of the existing bathroom to provide an improved layout with adequate headroom throughout — removing the existing thatched roof over the bathroom and replacing it with a new flat roof to provide a consistent and usable ceiling height; and the addition of a new utility room to the rear. The existing thatched roof over the bathroom is to be removed and a new flat roof constructed over the whole of the rear extension, incorporating a roof lantern over the kitchen area.

3. Layout

- 3.1. The ground floor of the existing property has two reception rooms to the front and an existing single-storey part thatched and part flat-roofed rear extension accommodating the kitchen and bathroom. There are two bedrooms on the first floor of the property.
- 3.2. Under the proposed scheme, the kitchen will be extended by 1.1 metres to the rear and reconfigured to provide an improved kitchen with French doors opening onto the rear garden. The bathroom will be retained in its existing location but reconfigured internally to provide an improved layout with a new shower, bath, basin and WC. A new utility room will be added to the rear of the property, providing additional practical space for modern living. The rear lobby is extended in length as part of the proposed works to accommodate the enlarged rear extension.

4. Scale

- 4.1. The height and mass of the proposed extension has been kept to a minimum by utilising a flat roof, consistent with the existing rear extension.

- 4.2. The kitchen extension is 3.6 metres wide and projects 1.1 metres to the rear of the existing kitchen wall. The proposed extension is therefore modest in scale and confined to the rear elevation of the property.
- 4.3. As the extension will have a flat roof, it will be clearly subservient to the main thatched dwelling. The existing ceiling height of approximately 2.07 metres will be retained throughout the rear extension.
- 4.4. The principal height of the proposed extension is 2.53 metres to the top of the fascia above ground level. The existing thatched dwelling has a ridge height of 6.31 metres measured at the front elevation. The proposed flat roof extension is therefore substantially lower than the main dwelling and is clearly subservient to the host property in terms of both height and mass.
- 4.5. The proposed extension is located entirely to the rear of the property and will have no impact on the character or appearance of the public street scene. The part of the thatched roof that extends over the existing bathroom is to be removed to enable the bathroom to be extended to the rear and the new utility room to be added. The main thatched roof over the principal part of the dwelling is retained and is unaffected by the proposals.

5. External Appearance

- 5.1. The extension walls are designed to be sympathetic and in keeping with the existing dwelling by using facing brick to match existing as closely as possible.
- 5.2. The existing thatched roof over the bathroom is to be removed and replaced with a new flat roof extending over the whole of the rear extension. The new roof finish will be grey/black recycled rubber (EPDM) single ply membrane. The fascias and soffits will be timber, painted black.
- 5.3. A roof lantern measuring 1500 x 1000mm will be incorporated over the kitchen area, providing natural light to the interior. The roof lantern will be fixed, double glazed, with a black aluminium frame.
- 5.4. New windows will be timber flush casements, double glazed, painted white, consistent with the existing painted timber windows of the main dwelling.
- 5.5. New French doors to the rear of the kitchen extension will be timber, double glazed, painted white.
- 5.6. The rainwater goods will be black UPVC to match existing.
- 5.7. The use of a flat roof to the rear is well-established at this property, where a single-storey flat-roofed extension already exists at the rear of the dwelling. The proposed new utility room extends the flat roof sideways and to the rear — a natural and logical continuation of the existing form.
- 5.8. The flat roof is not visible from any public vantage point, being located entirely to the rear of the property. A thatched or pitched roof would be impractical for an extension of this width, which spans the full width of the original cottage; the resulting roof configuration would be architecturally awkward and disproportionate and would detract from the characterful cottage appearance that currently prevails. Continuing the established flat roof construction at the rear of the cottage is therefore the most appropriate and sympathetic solution for this modest extension.

6. Landscaping

- 6.1. A gravel path will be provided around the rear of the new extension to maintain access. The existing landscaping will otherwise remain unchanged.

7. Access Statement

- 7.1. Entrance – Access to the front entrance will be unchanged.
- 7.2. Parking – The property benefits from an existing gravel driveway providing off-street parking. The proposed extension does not create any additional bedrooms and therefore generates no increase in parking demand. No change to existing parking arrangements is proposed or required.
- 7.3. Drainage – Surface water from the new flat roof will drain to existing connections. All foul drainage from the kitchen, bathroom and utility room connects to an existing septic tank. The proposed works do not increase the number of appliances and no additional capacity to the septic tank is required.

8. Heritage and Conservation Area

- 8.1. The application site lies within the Great Bedwyn Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty. The principal aim of the proposals is to improve the living conditions of the existing dwelling without altering the established character or appearance of either the property or its wider setting.
- 8.2. Historic Ordnance Survey mapping, viewed via the National Library of Scotland's historical map viewer, confirms that the cottage was already standing by the 1880s at the latest. This is consistent with the Victoria County History account of Great Bedwyn, which records that this part of Brook Street, south-east of the River Dun, was established by 1751, with a small number of surviving 17th-century houses and the majority of the remaining properties dating from the early 18th century, typically thatched and built in red brick. On this evidence, the cottage is likely to date from the early-to-mid 18th century and may retain 17th-century origins.
- 8.3. The proposed extension is located entirely to the rear of the dwelling and is not visible from the public realm or from any public vantage point within the Conservation Area. The front elevation and the existing thatched roof, which define the character and appearance of the property within the streetscene, are entirely unchanged by the proposals.
- 8.4. External materials have been carefully selected to be sympathetic to the character of the existing building and the Conservation Area. Facing brick to match existing has been specified for the extension walls. New windows and the new French doors are of painted timber construction, consistent with the existing painted timber windows of the main dwelling. The roof finish is EPDM membrane in dark grey/black, appropriate to the rural setting.
- 8.5. The proposal preserves the character and appearance of the Great Bedwyn Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.6. The development is modest in scale, confined entirely to the curtilage of the existing dwelling, and does not extend into or affect the wider North Wessex Downs AONB landscape. Great weight has been given to conserving the natural beauty of the AONB in the design and siting of the proposed extension.

9. Ecology

- 9.1. A Preliminary Roost Assessment (PRA) was carried out on 18 August 2026 by Alex Hannam MCIEEM (CL20 bat licence holder) of Pro Vision Ecology (Ref: 9237 Brook Street). The survey found no evidence of roosting bats within the proposed works area. The thatch was noted to be in good condition and well-sealed, and a potential roost feature identified under a small section of timber cladding was fully inspected with an endoscope and confirmed as vacant. It is concluded that no roosts are present within the proposed works area and no impact to roosting bats is anticipated. No further surveys are required. The PRA report is submitted with this application. Pro Vision Ecology recommend that a bird or bat box is installed on a mature tree within the garden at a minimum height of three metres as a biodiversity enhancement measure, and the applicant has agreed to comply with this recommendation.

10. Neighbouring Context

- 10.1. The proposed extension is modest in scale and situated entirely to the rear of the property. It will not be visible from neighbouring properties to the front or side. The rear garden provides adequate separation between the proposed extension and the rear boundary. The extension will have no material impact on the outlook, daylight or privacy of neighbouring occupiers.

11. Planning History

- 11.1. An initial application for a two-storey side and rear extension (ref. K/53117/F, validated 11 October 2005) was refused by Kennet District Council on 18 November 2005.
- 11.2. A revised application (ref. K/54327/F, validated 5 May 2006) for a two-storey side and rear extension was subsequently submitted and approved with conditions by Kennet District Council on 19 June 2006.
- 11.3. A further application (ref. K/55608/F, validated 28 November 2006) for a two-storey extension and internal alterations was approved by Kennet District Council on 8 January 2007. The approval was partially implemented: the side single-storey extension to create a new living room was constructed, but the rear extensions consented under this permission were never built.
- 11.4. The previous grant of planning permission for rear extensions under reference K/55608/F demonstrates that the principle of extending to the rear of this property has been established and accepted by the local planning authority. The current proposal is a revised and updated scheme for single-storey rear extensions only, which is a more modest proposition than the two-storey rear extension previously approved.

12. Planning Policy

- 12.1. Wiltshire Core Strategy (2015) – Core Policy 57 (Ensuring High Quality Design and Place Shaping). The proposed extension responds sympathetically to the character of the existing dwelling and its Conservation Area setting through the use of matching materials, a flat roof form which is clearly subservient to the main thatched dwelling, and the retention of the principal elevations and thatched roof entirely unchanged.
- 12.2. Wiltshire Core Strategy (2015) – Core Policy 51 (Landscape). The development is located within the North Wessex Downs Area of Outstanding Natural Beauty. The

proposal is modest in scale, confined to the rear of an existing dwelling and its curtilage, and does not affect the wider landscape character or natural beauty of the AONB.

- 12.3. National Planning Policy Framework (NPPF 2023) – Paragraph 182 (Areas of Outstanding Natural Beauty). Great weight must be given to conserving and enhancing landscape and scenic beauty in AONBs. The proposed extension is modest in scale, confined to the rear of an existing dwelling, does not affect the wider landscape character of the North Wessex Downs AONB, and is entirely consistent with the NPPF's approach to minor development within the curtilage of existing dwellings in AONB settings.
- 12.4. National Planning Policy Framework (NPPF 2023) – Chapter 16 (Conserving and Enhancing the Historic Environment). The proposals are consistent with the duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the character and appearance of the Conservation Area. The extension is not visible from the street, materials are sympathetic to the existing dwelling and its setting, and the thatched roof is preserved in its entirety.
- 12.5. National Planning Policy Framework (NPPF 2023) – Chapter 12 (Achieving Well-Designed Places). Paragraph 130 requires that development is visually attractive, sympathetic to local character and history, and does not have an unacceptable impact on the amenity of neighbouring properties. The proposed extension accords with all three requirements. It is not visible from the public highway, has no impact on the street scene, and the design is sympathetic to both the host dwelling and the character of the Great Bedwyn Conservation Area.
- 12.6. Wiltshire Core Strategy (2015) – Core Policy 58 (Ensuring the Conservation of the Historic Environment). The proposals preserve the character and appearance of the Great Bedwyn Conservation Area. The extension is not visible from the public realm, materials are sympathetic to the character of the area, and the principal features of the building including the thatched roof are retained entirely unchanged.

13. Conclusion

- 13.1. These proposals will significantly improve the living facilities of the existing dwelling by providing an enlarged kitchen with improved natural light and direct access to the rear garden, a reconfigured bathroom with modern sanitary fittings, and a new utility room to meet the practical demands of modern family living.
- 13.2. The extension is located entirely to the rear of the property and is not visible from the street or from any public vantage point. The character and appearance of the Great Bedwyn Conservation Area is preserved. The thatched roof and principal elevations of the existing dwelling are unchanged. External materials are sympathetic to the existing building and its Conservation Area and AONB setting.
- 13.3. The proposed development is consistent with the policies of the Wiltshire Core Strategy and the National Planning Policy Framework. The proposals preserve and enhance the character and appearance of the Great Bedwyn Conservation Area and are appropriate in scale and character for a property within the North Wessex Downs Area of Outstanding Natural Beauty. We therefore respectfully request that planning permission be granted.

This Design and Access Statement is to be read in conjunction with enclosed documents:

Drawings:

26002 / P001 Site Location Plan
26002 / P002 Site Block Plan
26002 / P050 Existing Floor Plans & Elevations
26002 / P100 Proposed Floor Plans & Elevations
26002 / DASP01 Site Photographs

Reports:

9237 Brook Street PRA Preliminary Roost Assessment