

PROPOSED ALTERATIONS & EXTENSION, 12 WATERGATES, COLERNE, WILTSHIRE SN14 8DP

DESIGN & ACCESS STATEMENT

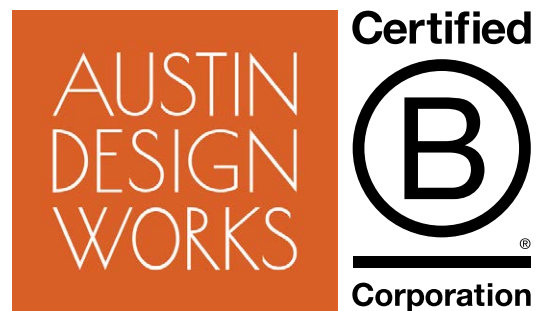
Produced by Austin Design Works for

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12 Watergates
Colerne
Wiltshire
SN14 8DP

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1.0 INTRODUCTION AND BRIEF	3
2.0 CONTEXT	4
2.1 SITE LOCATION	4
2.2 HISTORICAL CONTEXT	5
3.1 OVERVIEW	6
3.0 DESIGN REQUIREMENTS	6
5.0 SITE CONTEXT	9
5.1 12 WATERGATES, OUTSIDE	9
5.2 A NOSTALGIC NEIGHBOURHOOD	10
5.3 INSIDE 12 WATERGATES	11
6.0 DESIGN INSPIRATION	12
6.1 BUILDING FORM	12
6.2 INTERIOR SPACE	13
6.3 MATERIAL PALETTE	14
7.0 PRE-APPLICATION - ENQ/2024/01444	15
7.1 GROUND FLOOR PLAN	15
7.2 FIRST FLOOR & ATTIC FLOOR PLANS	16
7.3 SECTIONS	17
7.4 ELEVATIONS	18
7.5 PRE-APP CONCEPT SCHEME ILLUSTRATIONS	19
7.6 PRE-APP CONCEPT SCHEME ILLUSTRATIONS	20
7.10 PRE-APP ADDENDUM - NORTH ELEVATION	21
7.8 PRE-APP COVERING LETTER	22
7.9 PRE-APP WRITTEN RESPONSE	22
8.0 PLANNING APPROVAL - PL/2025/01951	25
8.1 GROUND FLOOR PLAN	25
8.2 FIRST & ATTIC FLOOR PLANS	26
8.3 ELEVATIONS	27
8.4 SECTIONS	28
8.5 DECISION NOTICE - APPROVAL	29
8.6 ROOFLIGHT DETAILS FOR DISCHARGE OF CONDITION	30
8.7 DISCHARGE OF CONDITION NOTICE - APPROVAL	31
9.0 DESIGN AMENDMENTS	32
10.0 ACCESS	33

1.0 INTRODUCTION AND BRIEF

This Design & Access Statement supports the detailed proposals for extending and altering 12 Watergates, Colerne, which improve its function and enjoyment as a family home for the applicants and their young family. This C18th vernacular workman's (at some time a saddle-maker's) cottage has evolved and grown over time, accompanied by a large south facing garden that facilitates breathtaking views over Colerne and Lid Brook. The large garden offers space, safety and opportunities for the family to enjoy time outdoors however, at present, the house is a little restrictive of this.

The current configuration of the house is quite cellular and poorly connected; the aim is to open some spaces out to improve connections both between social areas, and with the garden. The house needs to provide spaces where the family can gather as well as find privacy, discreetly work from home, and comfortably accommodate older relatives when they visit from overseas for long periods of time. The house should connect seamlessly with the garden, extending regular indoor functions to the outdoor spaces, capturing the sunshine through the day and taking advantage of the views. The alterations and extension seek to be complementary in their design, harmonising with the old parts and offering a contemporary counterpoint where adding; prioritising a child-friendly environment that's adaptable as the family grows up.

With these things in mind, the overall plans for the property are summarised below:

1. The house alterations will focus on creating a downstairs kitchen area that flows into a dining extension which opens up to the garden to capture the morning sun/views.
2. At first floor, the extension provides additional space for a bedroom which enjoys views south-east and in turn creates space for an additional bathroom.
3. The refurbishment of the existing building. On the ground floor, adding a WC and shower, laundry room and reconfiguring the stair to open-up the living spaces, which flow through into the new kitchen. On the first floor, reconfiguring circulation and adding a further bathroom and storage, whilst also updating and renovating the interiors and bringing in daylight along the north, extending the shared bathroom, and with some reconfiguration to improve room layouts.
4. Dividing the garage to provide a workshop/studio, retaining the garage parking / storage alongside, and forming a bins store facing the road.
5. Form a new entrance off the adjoining driveway, creating a more welcoming and practical approach and engaging more with the street, and creating an entrance lobby.
6. Additionally, converting the loft to offer a flexible central space for play or home working, accessed via a new stair via a lobbied landing at first floor which enables a fire escape window to the north.
7. Re-open some of the closed-up windows on the street-facing north elevation, to bring daylight into the rooms that side where in-filled openings are identifiable in the existing masonry; also forming a new window opening at first floor.
8. In the garden, create an outdoor dining and seating area which enjoys the far-reaching views south and captures the evening sunshine.

In 2025, the applicants gained approval for alterations to add a single-storey rear extension with a box dormer extension at attic level, which has been partially implemented with Works on site at time of writing. This revised design responds to structural challenges affecting the attic dormer extension, instead reverting to simple rooflights in the existing roof and proposing an additional storey to the approved rear extension. Much of the scheme remains materially unchanged, with detailing consistent with the 2025 approval PL/2025/01951.



2.0 CONTEXT

2.1 SITE LOCATION



Image: Bing Maps



4 AUSTIN DESIGN WORKS | 12 WATERGATES

Image: Know Your Place

The property is located within the old part of Colerne, east of the centre and marketplace and immediately south of the old church and manor which are a focus of the settlement. Vicarage Lane becomes Watergates along this stretch, and forms part of a network of routes and buildings serving these estates. The garden extends south down the slope to a field; ownership of the buildings and access around this are slightly fragmented, but with neighbours create a sunlit courtyard. The compressed street has an intimate mews-like feel, a sense of being part of something greater compounded by the sense of the area's history. 12 Watergates' orientation is away from the street, into the courtyard, and this creates a strong feeling of front-and-back, of privacy and seclusion within the garden despite close neighbours each side. Access along the street is perhaps slightly limited by turns in the narrow lane, but smaller vehicles can pass easily enough - construction deliveries will need to accommodate this - and there is little parking immediately nearby but some spaces can be found within a couple of minutes' walk.

Showing the site ownership and building components of 12 Watergates, enclosed between 10 and 12A.

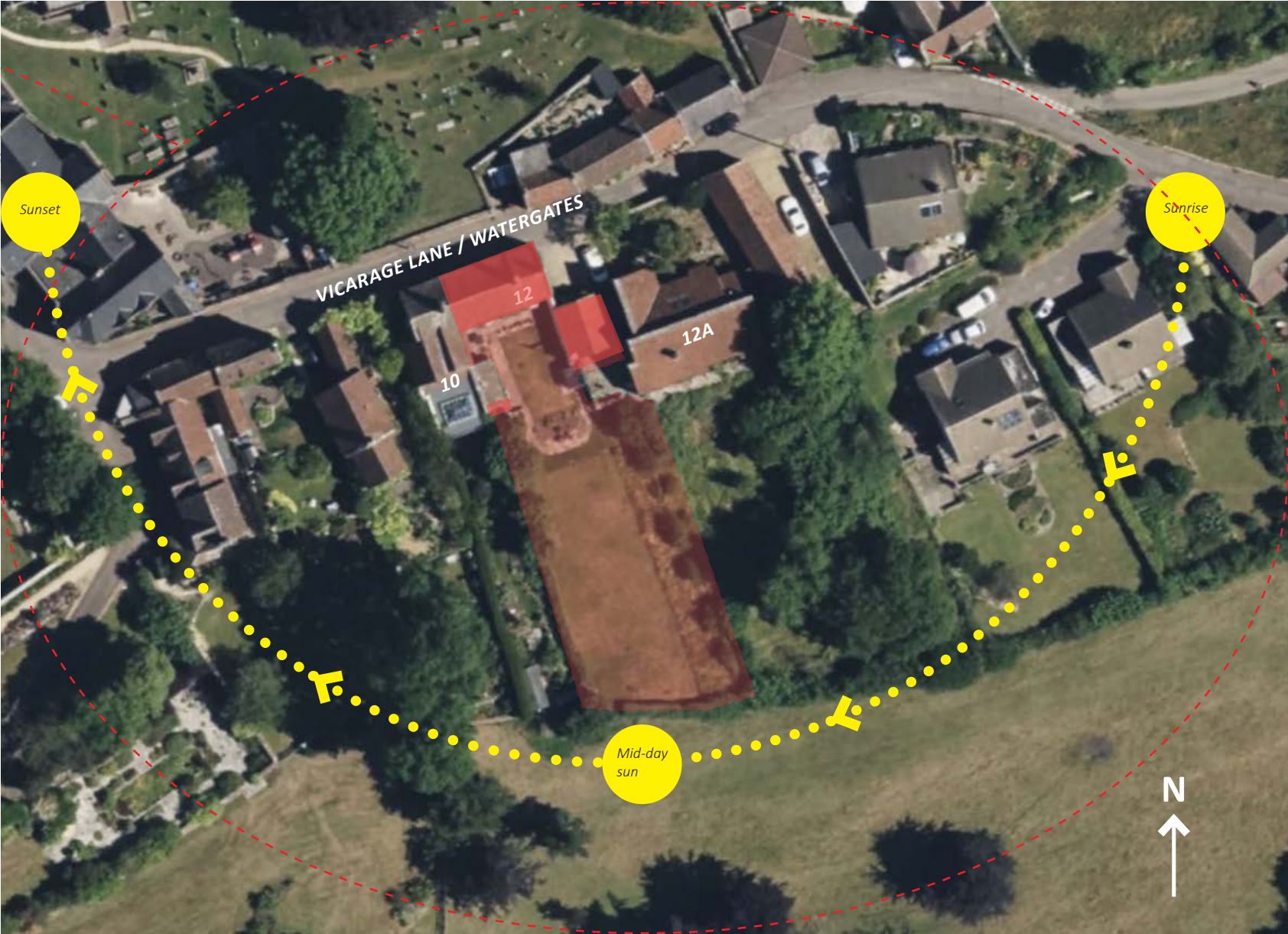
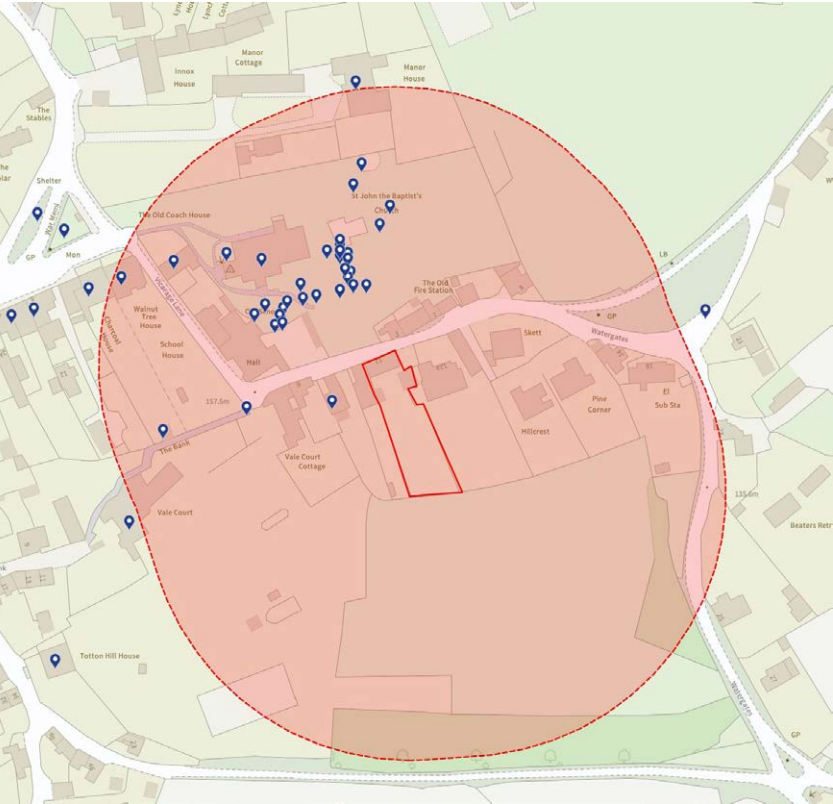


Image: Bing Maps

2.2 HISTORICAL CONTEXT



Looking at the above map from Historic England with a 100 meter radius around the site. 35 listed properties fall within the radius. Out of the 35, Church of ST John the Baptist is a grade I listed building.

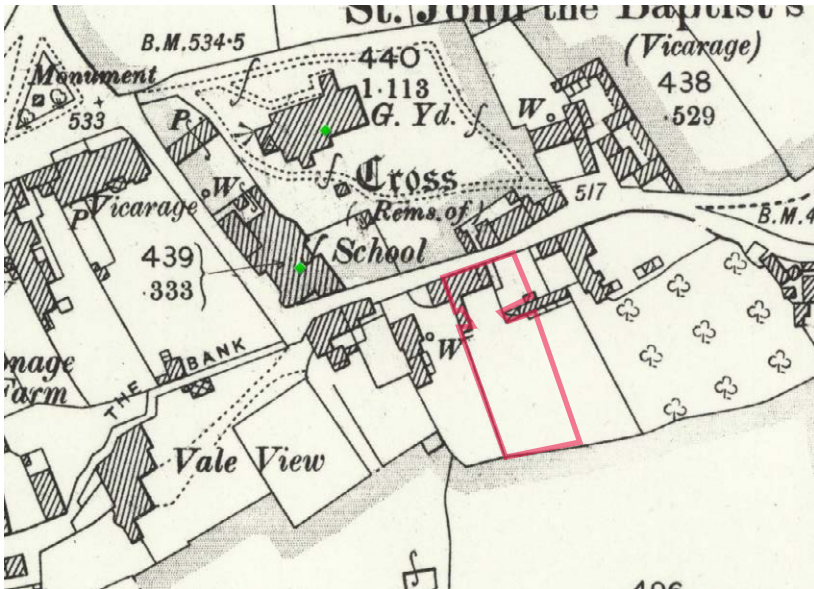
 Outline denotes approximate location of the site



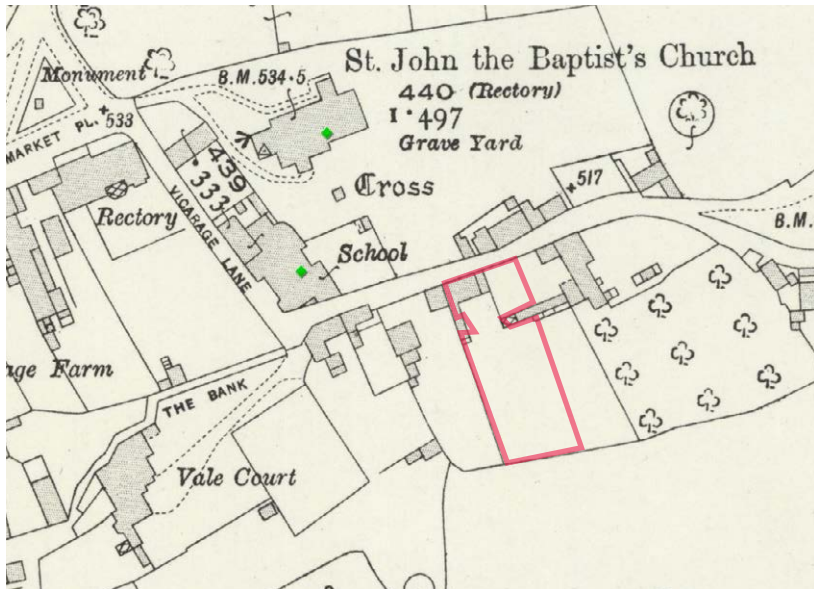
1840's Tithe
Know Your Place



1844-1888 Ordnance Survey 1st
Know Your Place



1894-1903 Ordnance Survey 2nd Edition
Know Your Place



1898-1939 Ordnance Survey 3rd Edition
Know Your Place

These maps illustrate the development pattern of the site and its surroundings from the mid C19th to present day. These historical maps reveal that the site and its surroundings have largely remained unchanged since the 1840's with only small amounts of new development in the late C20th in-filling some gaps along the street. Since then, the site's surroundings have retained their vernacular character and the open space to the south remains largely un-encroached. The neighbours on both sides have seen considerable change however; 10 Watergates expanding significantly along the west flank and 12A replacing farmyard buildings with a new dwelling.

3.0 DESIGN REQUIREMENTS

3.1 OVERVIEW

Dining Room Extension:

- Extending into the garden terrace area, on the south/west side of the house.
- Enlarge the existing window into a doorway-sized opening linking the new space into the house
- The dining space should be large enough to comfortably accommodate the family and have room for guests.
- Connection to outdoor space, visually and literally, whilst optimising useful space.
- Envisage a principal glass entrance door, with large glazed doors that can open-up to the garden on fine days.

Ground-Floor:

- Convert existing kitchen to large boot/laundry room, additional shower and downstairs WC.
- Existing living room stays at the heart of the sociable and connected house, with staircase relocated and reconfigured to form a light-well along the north and centre the space on its south-facing principal window.
- Enlarged opening to the west room, which will serve as the new kitchen and which links through the dining room in the extension.

First-Floor:

- Remodel or reconfigure stair to connect with open living room, obviate awkward turn steps at landing, and increase daylight flow to ground floor.
- New first-to-attic staircase added for accessing loft conversion
- Create space for a home office, perhaps within a landing or as a separate room
- Extension to create additional space to reconfigure bedrooms and add further en-suite bathroom, and add built-in storage provision
- Increase bathroom size, adding bath along with a walk-in shower
- Reorganised layout that improves circulation, storage and practical furnishing space within bedrooms.

Attic:

- Convert attic to provide insulated habitable room.
- Rooflights to south, connecting views and daylight.
- Multi-purpose space; playroom, office, storage
- North part separated off to form raised space over first floor landing, with rooflights.

Garage and office:

- Garage must accommodate one car, and provide sufficient and suitable storage for bikes and other outdoor leisure kit.
- Subdivide to create a multi-purpose workshop-come-studio room which connects onto the garden and benefits from the views and afternoon sunshine.
- Form a bins store to house recycling, rubbish and garden waste, accessed off the driveway.

Materials and Aesthetic:

- Complementary and sympathetic to vernacular, with contemporary new elements.
- The design should be open and organic to optimise space and family functionality.
- The existing buildings history and original materials should be celebrated and conserved where possible.

Garden and Views:

- Connect indoor and outdoor functions, opening-out on warm or sunny days, letting in the light and fresh air.
- Soften thresholds between the garden and the house; easy access and flow.
- All aspects of the house should prioritise the views and sunshine, making use of different aspects and sun spots throughout the day.

Energy & Environment:

- Improve energy efficiency where possible while keeping the original features of the Georgian property.
- Air source heat pump and solar panels (on the garage) to be considered.
- Breathable, natural materials used where possible; e.g. wood fibre insulation, lime plasters etc.



4.0 RELEVANT PLANNING POLICY & DESIGN GUIDELINE

We have sought to understand and take into account the planning policy that applies to the site. These comprise a combination of both local and national policies; in Colerne, a Neighbourhood Plan has been recently introduced which will carry some weight. We have identified and highlighted policies that we believe are pertinent to the project.

However, this may not cover all aspects and we respect that how the LPA may interpret these policies may differ from our own interpretation. For this reason we have undertaken a pre-application review, which is outlined later in this document.

National Planning Policy Framework (NPPF)

The national policy document sitting above all local documents, this sets out the principles which are to be delivered under local strategy. The NPPF is quite frequently updated and we can anticipate a further update soon following recent change of Government; however, we don’t anticipate changes having any real impact on homeowner extension applications. Our current assumption is that local policies will broadly be the place to look for guidance affecting the application which may follow this pre-app, but we’d be pleased to have any guidance you may have for us in this regard.

Wiltshire Core Strategy (WCS)

(January 2015)

The WCS covers a great deal of ground, and within this we’re looking at policies which deal with homeowner extensions - predominantly Core Policy CP57 - and some which contextualise this within designations that cover this specific location, namely Conservation Area and Area of Outstanding Natural Beauty (AONB). These policies are Core Policy CP58 and Core Policy CP51 respectively.

Having looked at Planning applications at 10 Watergates and 12A Watergates the AONB considerations have been mentioned and, in the case of 10 Watergates given little weight as the officer considered the alterations not to be visible in the setting; however greater concern was raised with 12A Watergates which is more visible from the south, and a Landscape Visual Impact Assessment (of sorts) was included in the application to try and allay concerns. With our proposal potentially including a dormer window we would specifically like feedback on this element, and whether supporting reports would be sought to demonstrate acceptability.

With both properties, more consideration was given to the historic setting which considers impact on nearby Listed Buildings as well as on the Conservation Area more generally. 10 Watergates’ proposal for ‘traditional-style’ additions at the rear, using vernacular materials, were well received and supported by the officer; for 12A Watergates there was some resistance to the ‘incongruous’ non-traditional design from the Conservation Officer in particular and our sense is the application was more contentious. Nonetheless both were approved.

Our sense is that the scale of additions we seek to make are moderate, and whilst ‘traditional style’ might be considered more straightforward there is a good case for complementary contemporary additions and some mentions within local policy to support this.

Colerne Neighbourhood Plan (NP)

(March 2022)

The Neighbourhood Plan does carry some weight; the Colerne NP reads as being well-considered and is necessarily founded on the policies within NPPF and WCS but it does, of course, apply some interpretation and discretion in the policies it promotes. The overall guidance pages set this out; for example 6.4.1 includes noting that [*I paraphrase*] southern edge extensions should ideally use local stone and maintain a low roof-line. 6.4.4 goes on to reiterate using (the right kind of) local stone. Here, there is no real mention of ‘innovative’ or ‘modern’ materials except outside of conservation areas, however there

are some mentions within the WCS (e.g. CP57 / 6.132). We sought the LPA’s guidance on the weight given to this preference towards the vernacular in the NP.

Below is an extract from the WCS, pp.285-287, which outlines the key considerations identified in CP57:

Core Policy 57

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
- xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
- xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

Below is an extract from the WCS, p.290, which outlines the key considerations identified in CP58:

Core Policy 58

Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

i. nationally significant archaeological remains

ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas

v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Below is an extract from the Colerne Neighbourhood Plan, p.12, picking up and ‘steering’ policies from the WCS on matters of design.

SECTION 6

GENERAL GUIDANCE

Guidance for Developments in or Adjacent to Settlements

6.4. Guidance points are largely taken from the **AONB Guidance**⁷. Those that are specifically relevant to Colerne are included in italics and quotation marks below, sometimes added to in plain text with elaboration relevant to Colerne parish.

6.4.1. *‘Avoid development that will intrude negatively into the landscape and cannot be successfully mitigated, for example, extensions to settlements on visible hillsides.’* Even for small developments, such as extensions on the southern and eastern edges of Colerne, the forms should follow the contours, bed into the landscape and maintain a low roof line. For any developments on the higher slopes and plateau it is important to retain, ideally restore or enhance, the use of local stone wall or hedgerow boundaries and ensure that new buildings do not obtrude above the specific local treetop line. A Landscape and Visual Impact Assessment (LVIA Natural England) may be required.

6.4.2. *‘Layout of development should respect local built character and... (with the exception of some historic central village areas)... ‘avoid cramming up to boundaries resulting in hard suburban style edge to the settlement.’* New buildings should be set back from site and settlement boundaries. Tree and shrub planting (in native species) can also be used to reinforce settlement boundaries.

6.4.3. *‘Avoid developments incorporating standardised development layout, suburban style lighting, construction details and materials that cumulatively can lead to the erosion of peaceful landscape character.’* Attempting to reintroduce traditional vernacular styles on sites fully contained within post war estates would be incongruous. However, where estates impact on the Conservation Area and any established setting, new developments should sensitively reflect the historic character of that area through layouts, materials, boundaries and the amount and pattern of trees, planting, hedgerows and so forth.

6.4.4. *‘Promote the use of local stone and building styles in the construction of new buildings and extensions to existing dwellings. New buildings should, at least, respect local vernacular style’.* Cotswold stone is variable; the solidity, colour and eventual surface textures of stones across the CNL vary considerably, so it is essential that the stone used in new buildings is, or has the same characteristics as, the very local stone.

Below is an extract from the Colerne Neighbourhood Plan, p.22, which sets out guidance for Vicarage Lane and Watergates:

Area A6: Vicarage Lane and Watergates

7.22. This area has mainly older buildings along Vicarage Lane and then a change to a mix of modern and historic buildings on Watergates. The start of the lane is marked by the entrance to the churchyard where the gateway and low walls give a view through to the church and beyond. Following this, Vicarage Lane is bordered very strongly with the high stone wall of the large vicarage to the west and buildings to the east. The buildings include houses and rebuilt and extended cottages, some converted from agricultural buildings, and all directly onto the road. This area is heavily used by pedestrians, being close to the Market Place and the amenities of the Old School building, effectively now a Community Centre, and the church.

7.23. Vicarage Lane becomes Watergates at the steep easterly bend, marked by the gated entrance to the historic Vale Court. By contrast with Vicarage Lane, there is a quiet intimacy to this part of the area and there are no pavements. At the green, the ‘tunnel’ of buildings and walls widens out dramatically with significant views to the south across the green with the well and from the houses. The houses are informally arranged either side of the road with most houses separated from their neighbours’ by gardens, though tied together by the almost continuous stone garden walls. Descending the south slope, the houses are built into the landscape.

7.24. One of the acknowledged Key Views (No.1) is from Rudloe looking across to the south and east slopes of Colerne. **[Key Views Report]**⁸

Area A6: Vicarage Lane and Watergates - This guidance also applies to No.1 Eastrip Lane

Constraints: Within Conservation Area. Buildings below 21 Watergates are also within Green Belt. Cotswolds National Landscape (AONB) guidance. Key View 1. Listed Buildings and walls.

Building Line	Development should maintain the building line of existing adjacent houses, some building directly onto street may be appropriate. Walls facing onto public areas should be of local stone.
Roofline	Any development should be of no more than two storeys, follow the contours and be as low as possible within its site. (Refer to 6.4.1 LVIA)
Boundaries	Boundaries fronting public areas should be of local stone.
Parking	Off-street pull-offs for cars may be appropriate in specific locations. Surrounding stone walls should be repositioned.
Trees	Planning permission must be sought to fell, chop or lop any tree over a specified size on land within the Conservation Area or with a tree preservation order (6.7.4). Any felling of trees approved should be mitigated with replacement native tree planting elsewhere within the development, where possible.
Building Materials	Roofing materials should be the same or similar to those on surrounding properties. Developments should be of local stone where they front the highway in the Conservation Area, or the same or similar to that of surrounding properties
Historic Environment	Some listed buildings are found in this area. These should be sensitively considered for any development - refer to page 15 map.
General Guidance, Section 6, also relevant to this area	

Page 22

COLERNE NEIGHBOURHOOD PLAN: PART B - DESIGN STATEMENT

5.0 SITE CONTEXT

5.1 12 WATERGATES, OUTSIDE

The entrance could not easily be more understated, across a driveway and through a garden gate by the garage. There's a 'mews' feel and, once in, you're met by the view. Way-finding could be improved here.



12 Watergates is attached to 10 Watergates on the west, along a weaving boundary wall line. This outhouse is owned by No.10 up to the line of the green roller, the near end housing No.12's outside WC. The kitchen extension will need to sit into/over the corner; a valley abutment gutter will need to serve upper roofs.



The Victorian extension steps down the scale a little, a gesture which continues with the garage/outhouse which will sub-divide to offer a room with glazing out onto the garden here. The alfresco dining space on the right gets a lot of sun, and a pergola could bring welcome shade and also tie the space to the house as an outdoor garden room.



The views south looking down the garden from both inside and outside the building are the key outlook, a real focus for the project is to make the most of this lovely view.



New extension to be in this area, linking with the doorway/ window on the right. A large cistern is set under this area; a new soak-away may obviate its use.



View from the street, where we propose rebuilding the pedestrian gate to create a more apparent and welcoming arrival point. Foul drains gather at this corner, so perhaps the cistern won't cause too many issues.



5.2 A NOSTALGIC NEIGHBOURHOOD

The agricultural and cottage-service-industry heritage of the buildings along Vicarage Lane is quite apparent with the intertwined, ramshackle and small scale buildings and enclosures. In-fill development has added to the jumble but without, we feel, detracting from it.



Along the road-side elevation there's no distinction between 10 and 12 Watergates, and now few openings. The small windows are very private, and it's very clear we're at the back. The old, large, openings which fronted businesses historically are clearly evident though; we'd like to re-open some of these.



Along Vicarage Lane / Watergates, the older buildings are hard against the road creating a tight-knit and intimate street scene. Vernacular materials are consistently limestone walling with stone or clay tile roofs, mostly quite humble here although punctuated by the civic buildings which have afforded crisp ashlar detailing and Welsh slate.

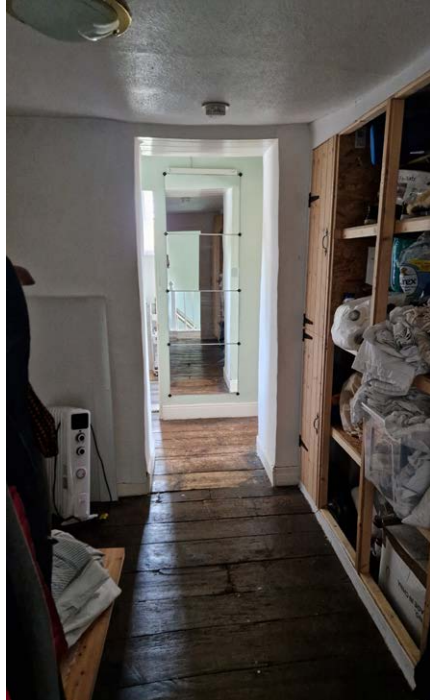


The street is characterised by its enclosure by the stone walls of both buildings and boundary walls. The punctuation created by the small yards and overhanging trees is an important feature, giving a sense of 'things beyond' which retain a strong sense of privacy.



5.3 INSIDE 12 WATERGATES

Upstairs the intention is to bring daylight in along the north and re-configure the stair and corridors, which are quite generous unlike the bathroom which is tight and needs enlarging.



The stairs will be relocated, to run along the north wall and draw light to the ground floor.

The living room is a through-route but nonetheless it's a great gathering space with lovely character. Opening-up the current stairwell which will create an open-plan feel, and help re-centre the room on its window.



The west room will become the kitchen with enlarged openings to the door and window shown here, and re-instating the north openings.



Existing cramped kitchen to become a welcoming entrance hallway with boot room. New half-glazed door, with screened laundry and a ground floor WC/shower room behind.



Stair to be relocated and the walls opened-up between living room and new kitchen.



The existing garage will be divided to provide a single bay garage with storage, and workshop room opening up the west wall onto the garden and bringing in evening sunshine.



With sufficient headroom, the attic lends itself to conversion; light-touch structural changes are necessary. Rooflights will enhance the space, and create a light well over the hallway along the north eaves



6.0 DESIGN INSPIRATION

6.1 BUILDING FORM

The intention is to introduce a new contemporary character with the additions and externally-visible alterations. The intersection of roof and eaves levels, windows and door openings where the proposed extension is located lends itself to a flat roof, with the roof edge set just above main eaves and openings aligned with existing stone lintels. Rooflights will bring light, and some increased feeling of space, to the attic. The images below seek to give a sense of the character this might create.



6.2 INTERIOR SPACE

The proposed alterations seek to form some connections between social spaces within the house which are currently compartmented, without seeking to form any single large open-plan space, and as such these spaces need to share their identity. We also want to create volume by opening-up the landing ceiling to the roof, and bring light in from above both here and in the new kitchen. Storage will be incorporated and integral through all areas. The images below seek to give a sense of the character this might create.



6.3 MATERIAL PALETTE

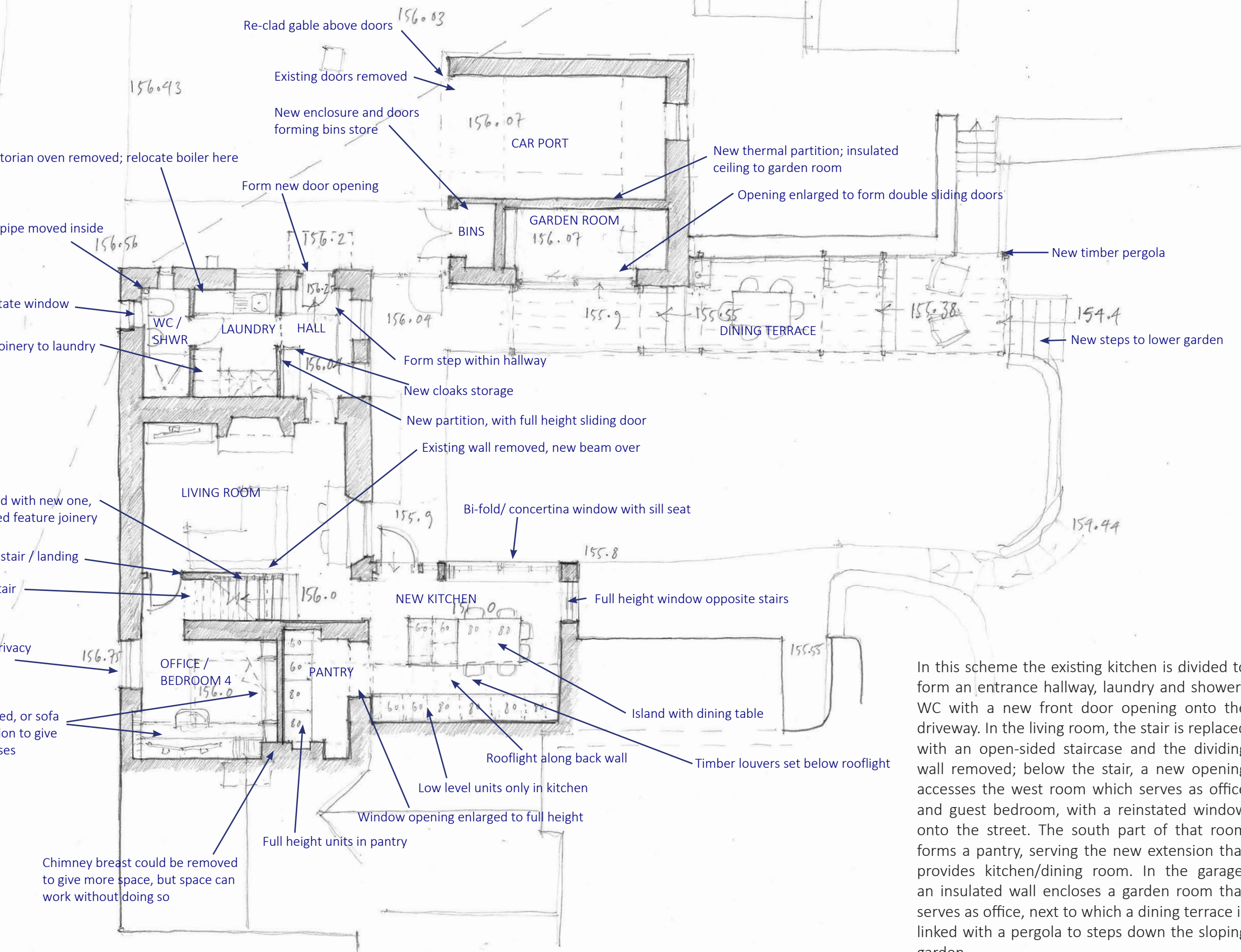
The intention is to use a unifying colour / tone palate for the external surfaces which brings a coherence to the additions and distinguishes them as of one part of the building's ongoing history and story. The materials we are proposing are black metal standing seam to roofs, trims and detailing, in combination with charred timber cladding to walls with dark grey brick below damp proof course. Existing windows are, mainly, white painted timber and this style will be followed to existing areas, whereas new elements will have powder coated aluminium [or alu-clad timber] glazing.



156.43

Hand-drawn sketch of a window frame. Annotations include:

- "pipe moved inside" with an arrow pointing to the interior of the frame.
- "156.56" written in the center of the frame.
- "state window" with an arrow pointing to the bottom edge of the frame.

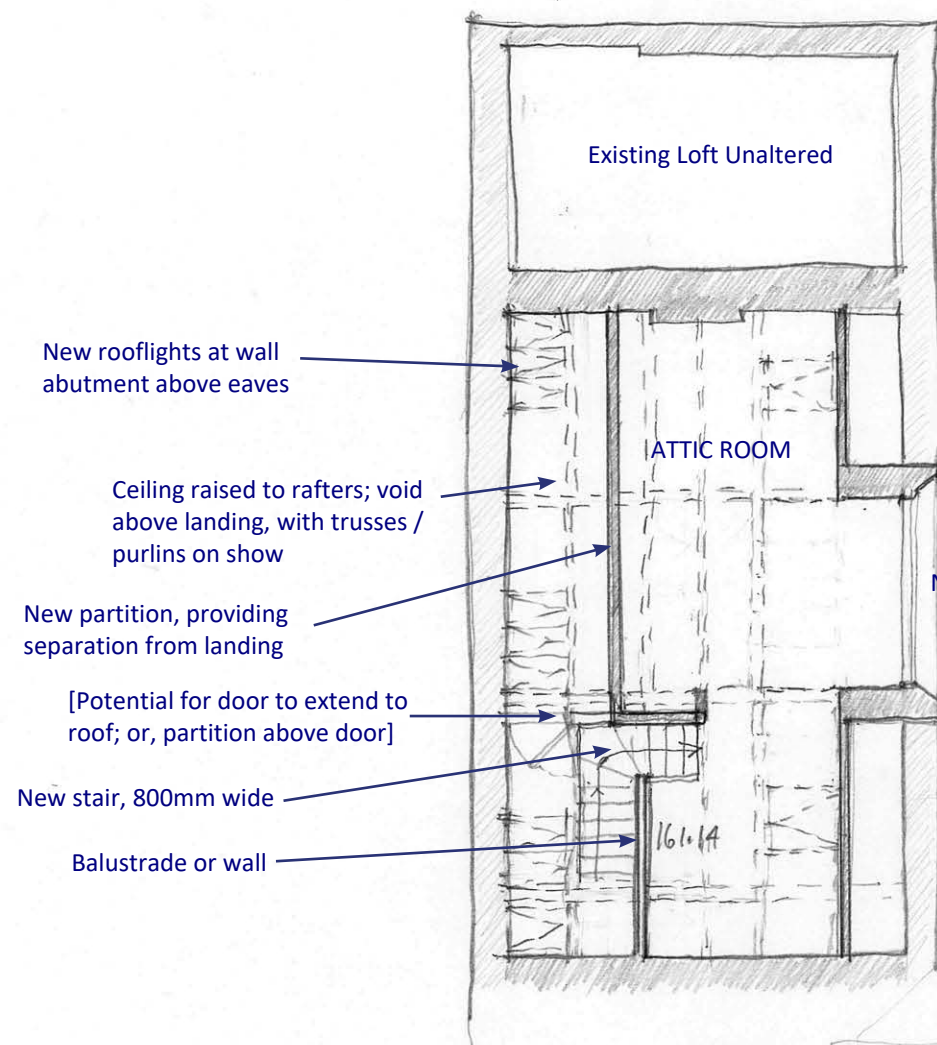


In this scheme the existing kitchen is divided to form an entrance hallway, laundry and shower/WC with a new front door opening onto the driveway. In the living room, the stair is replaced with an open-sided staircase and the dividing wall removed; below the stair, a new opening accesses the west room which serves as office and guest bedroom, with a reinstated window onto the street. The south part of that room forms a pantry, serving the new extension that provides kitchen/dining room. In the garage, an insulated wall encloses a garden room that serves as office, next to which a dining terrace is linked with a pergola to steps down the sloping garden.

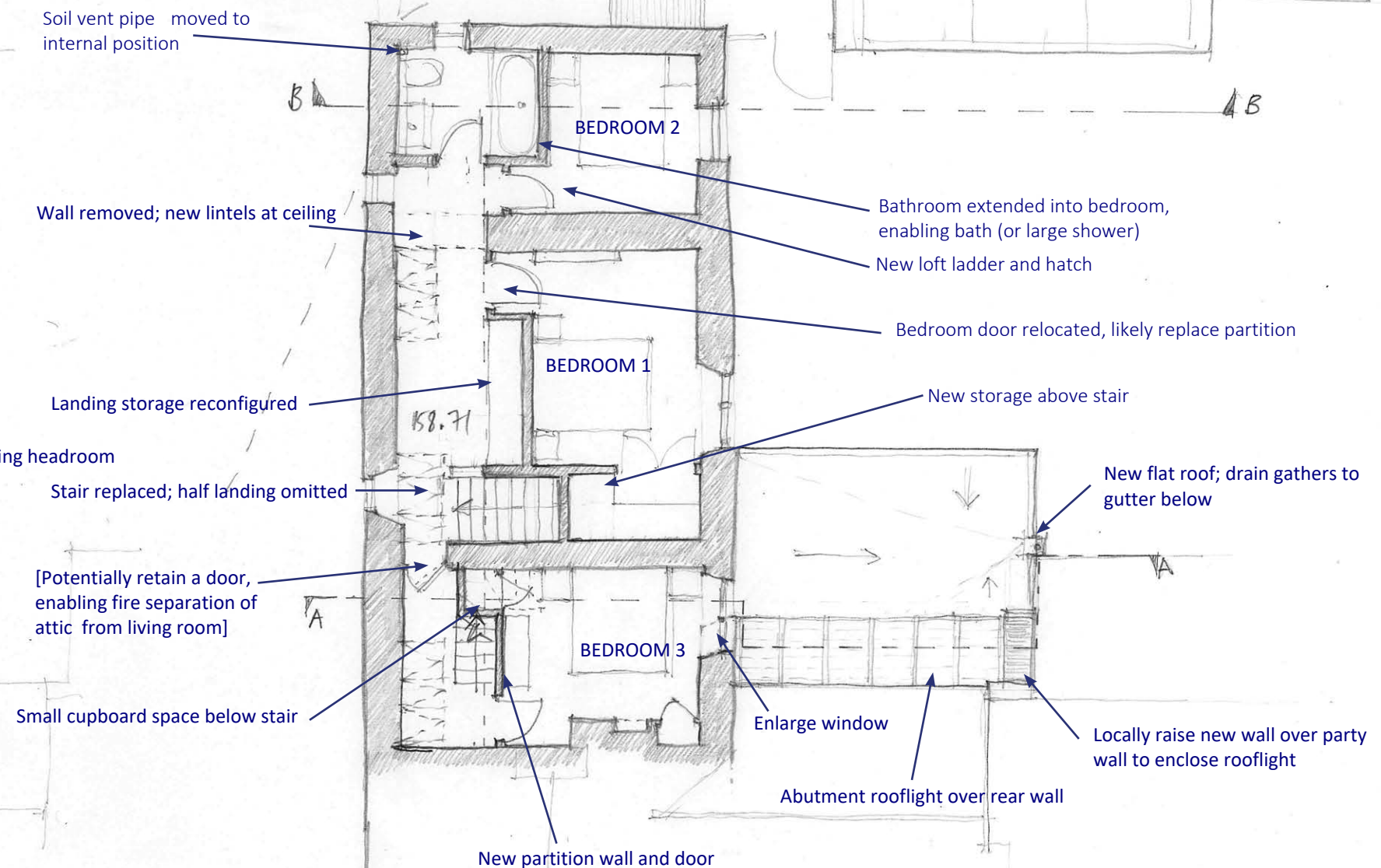
7.2 FIRST FLOOR & ATTIC FLOOR PLANS

The existing bathroom is slightly widened, and its door repositioned, to enable a full size bath. With the stair reconfigured, the landing is opened-up to the roof and filled with light from rooflights above the eaves, and reconfigured to rationalise in-built storage. A stair up to the attic separates bedroom 3 but retaining a door off the stairwell may enable fire separation from the living room, perhaps allowing escape from the loft via the bed 3 with its window widened to also enjoy more of the view south.

A large box dormer was proposed, as this generates critical headroom through the centre of the space whilst preserving the original primary structures. The roof is insulated at rafter level, except the retained Victorian loft at the east.

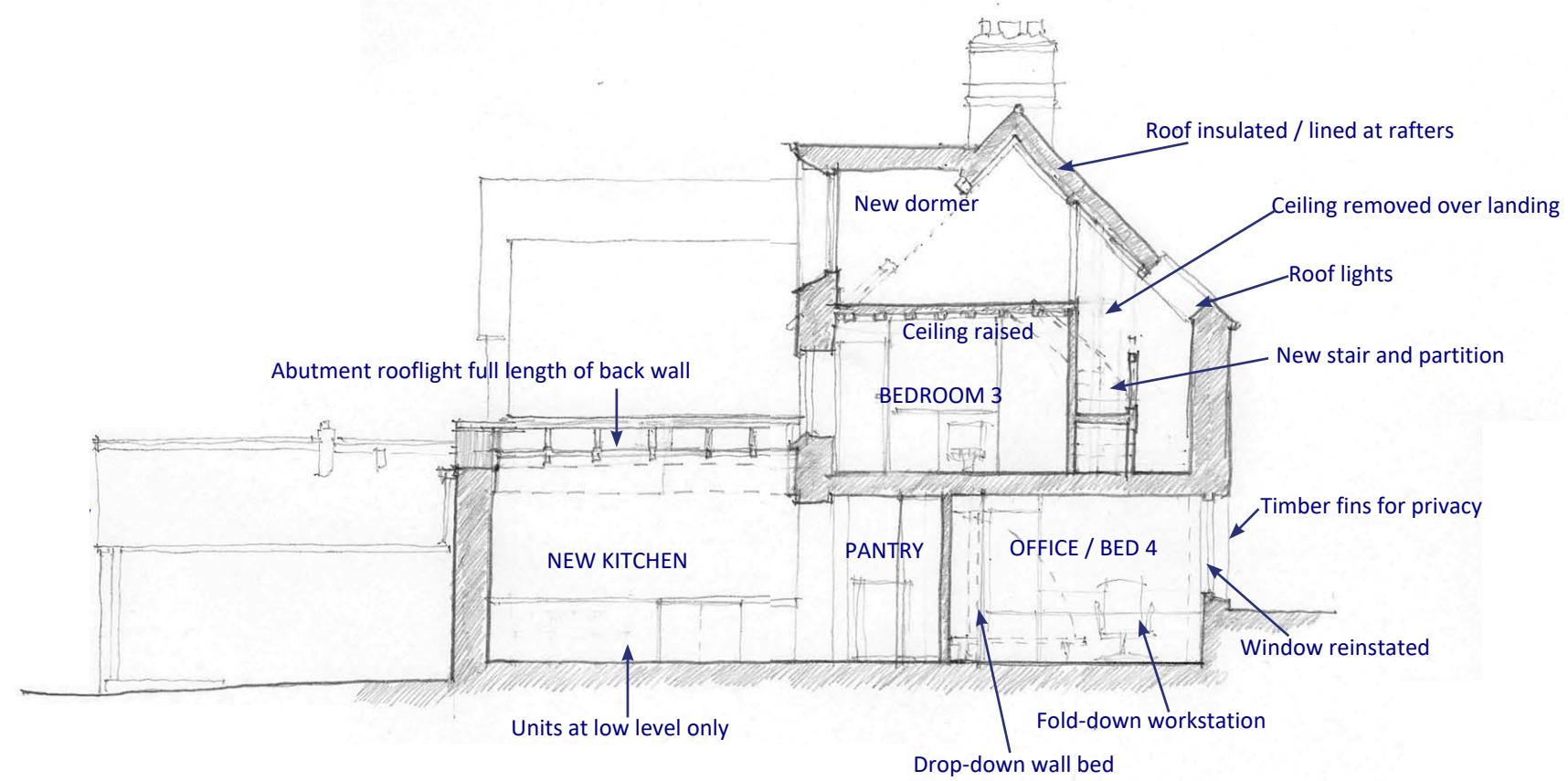


ATTIC FLOOR PLAN

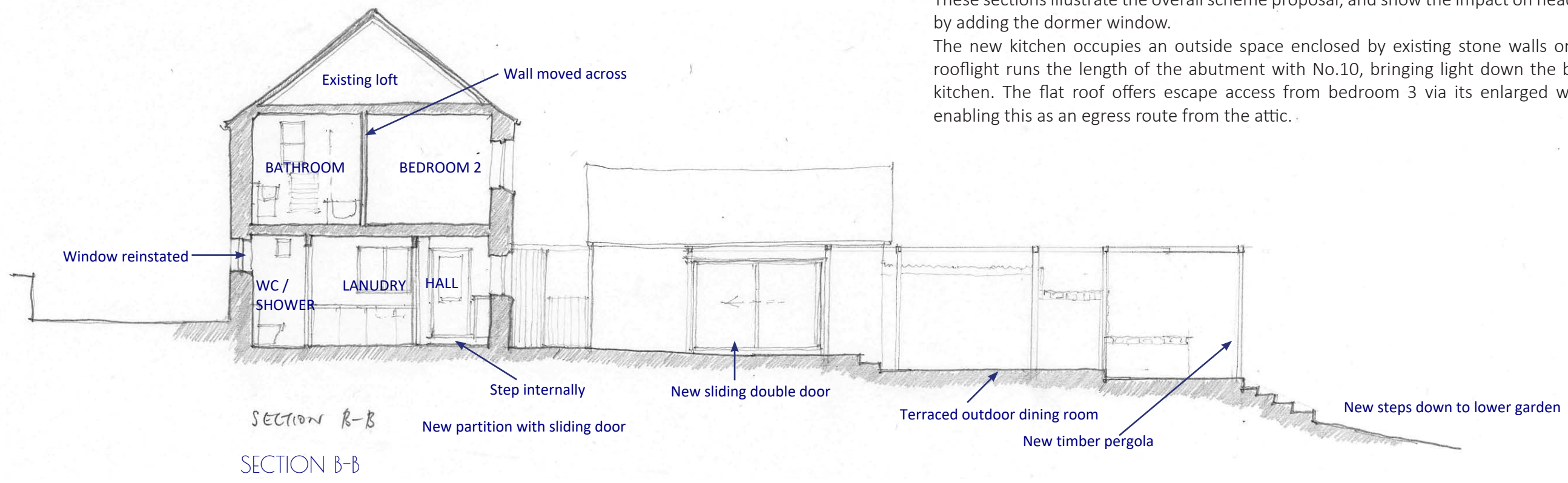


FIRST FLOOR PLAN

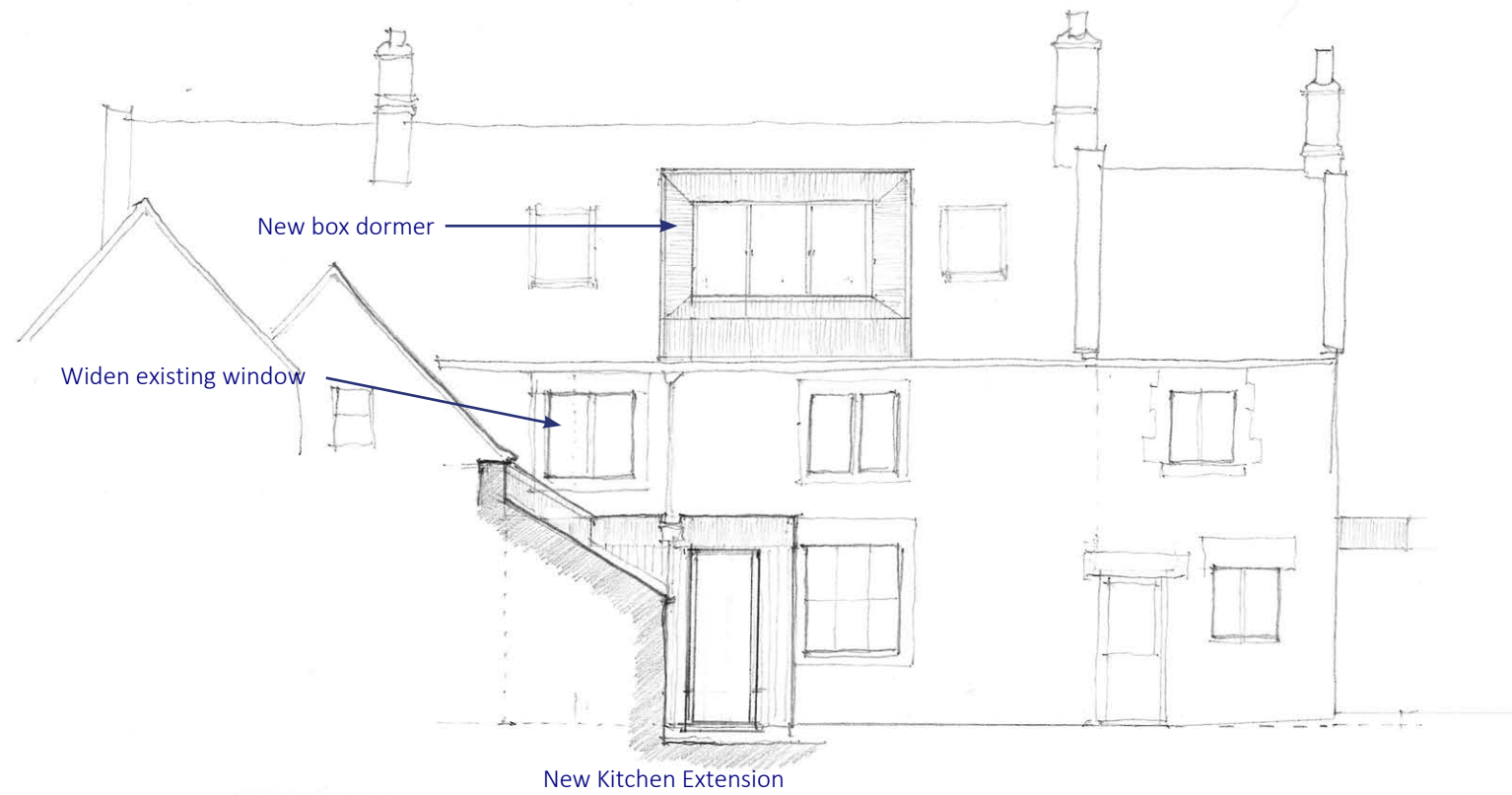
7.3 SECTIONS



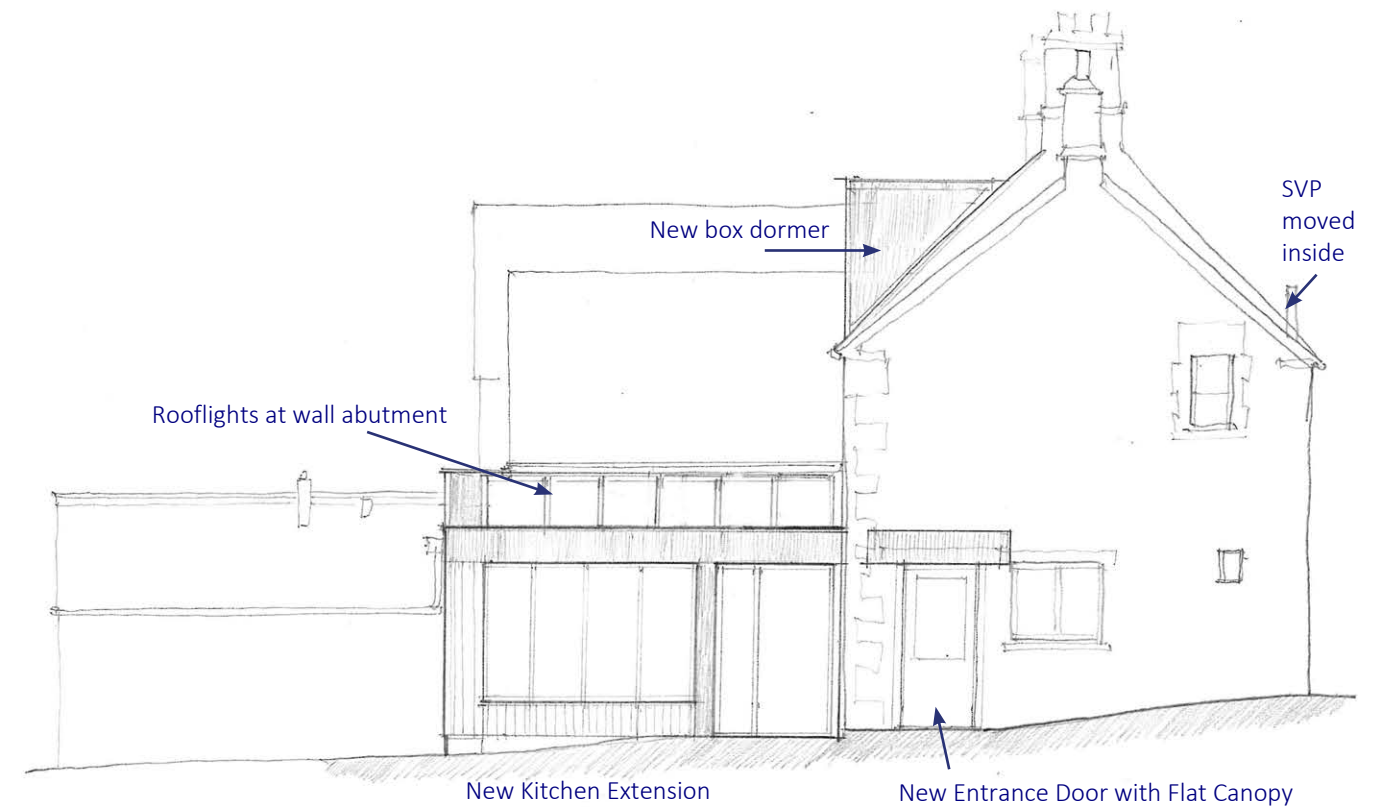
These sections illustrate the overall scheme proposal, and show the impact on headroom achieved by adding the dormer window. The new kitchen occupies an outside space enclosed by existing stone walls on three sides; a rooflight runs the length of the abutment with No.10, bringing light down the back wall of the kitchen. The flat roof offers escape access from bedroom 3 via its enlarged window, possibly enabling this as an egress route from the attic.



7.4 ELEVATIONS



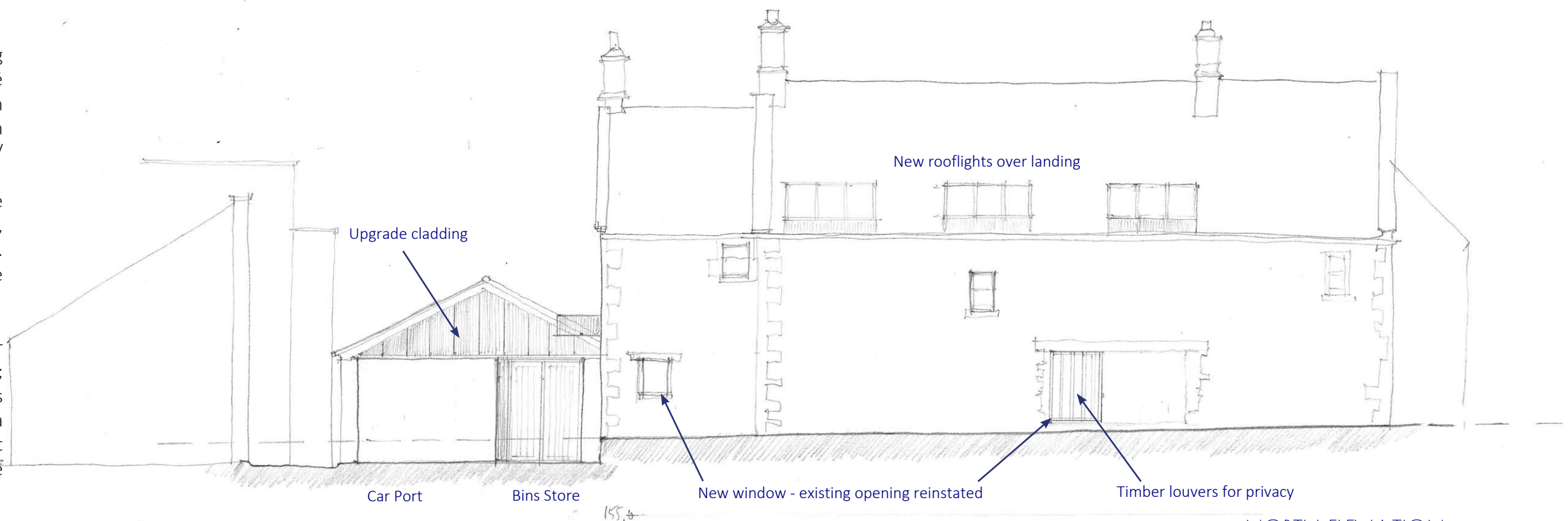
SOUTH ELEVATION



EAST ELEVATION

The proposal is to introduce a unifying material to new elements, which share a contemporary language and style with crisp lines and flat roofs to the kitchen and dormer, and also a small porch/canopy over the new entrance door. The cladding material might be something like black or grey metal, black charred timber, or perhaps brick. We propose to re-clad the garage gable to match.

Rooflights are set just above eaves over the landing, a group of three in total; at ground floor level a small window is re-opened to the shower room, and a slightly larger one to the office / guest bedroom, with timber louvers outside helping retain privacy.



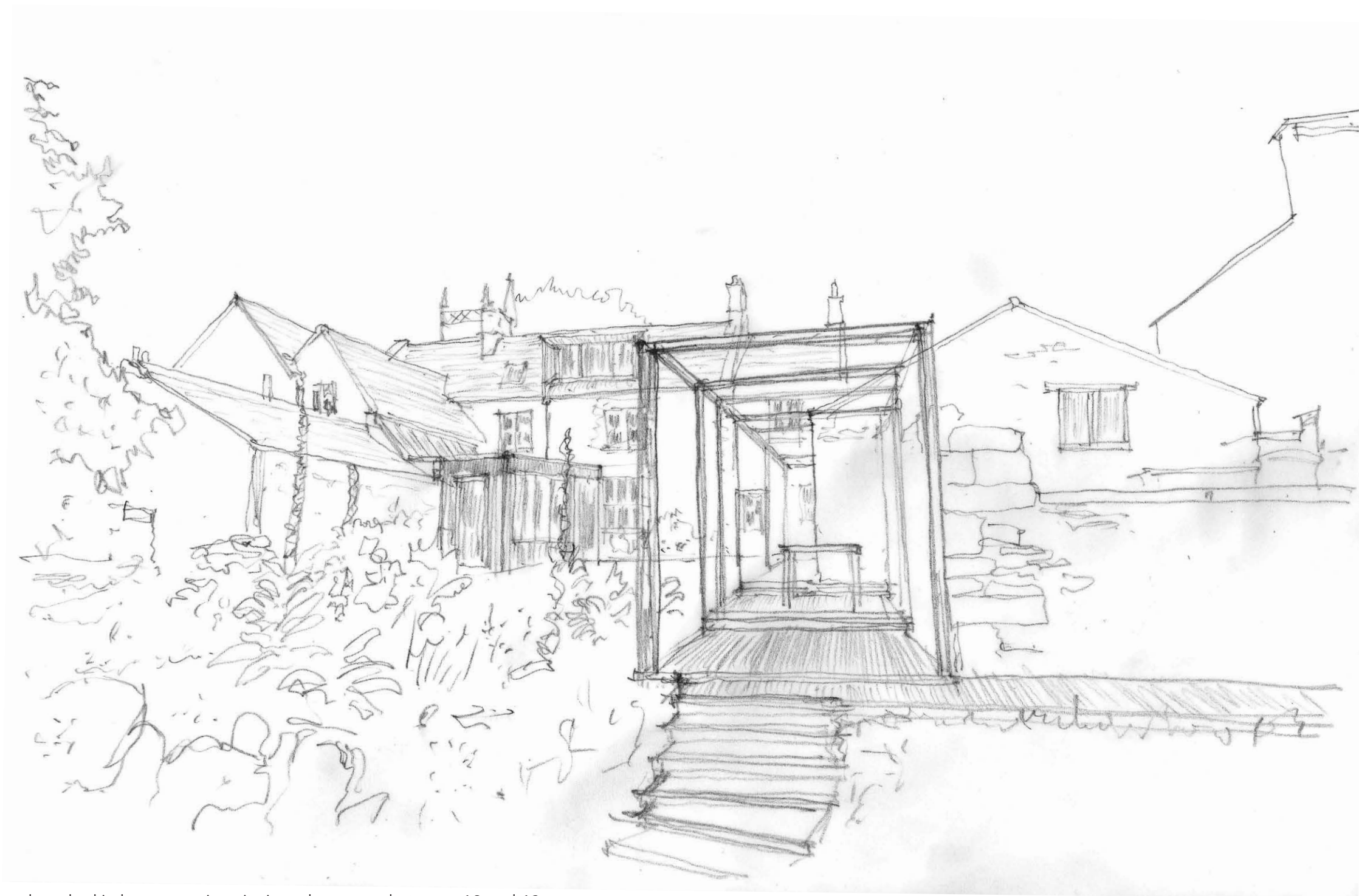
NORTH ELEVATION

7.5 PRE-APP CONCEPT SCHEME ILLUSTRATIONS



On approach from the street side the changes are fairly subtle. Two windows are re-opened facing the road; off the driveway the new doorway creates a more obvious entrance, with garage facade and gateway refreshed. The more extensive alterations at the back are not visible from the road. As such, the impact on the setting of the conservation area are quite minimal.

7.6 PRE-APP CONCEPT SCHEME ILLUSTRATIONS



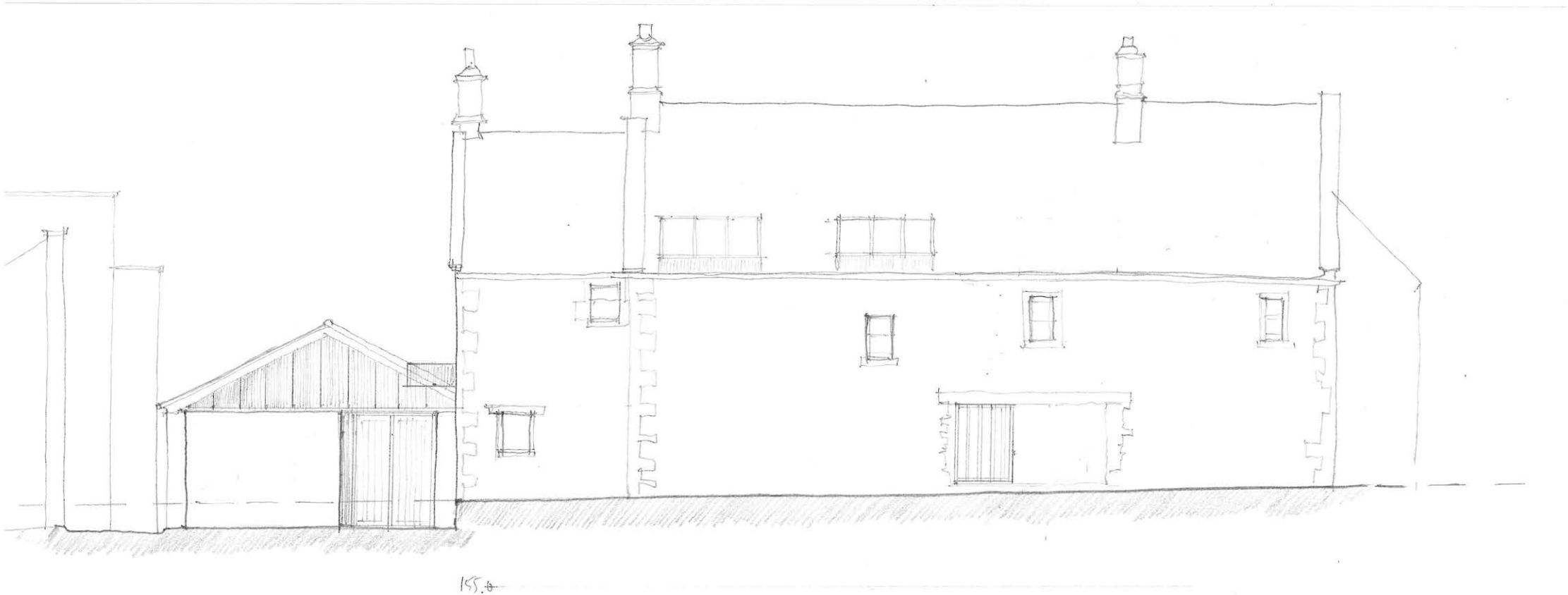
Looking back from the garden, the kitchen extension sits into the corner between 10 and 12 Watergates and, whilst fairly visible from here, the dormer addition becomes part of a busy roof line and doesn't break the ridge. This addition would not be very visible from the distant views towards the area from the south. The pergola to the dining terrace increases the sense of separation from 12A Watergates.

7.10 PRE-APP ADDENDUM - NORTH ELEVATION

Whilst the Pre-App enquiry was in review, we contacted the case officer and requested that an opinion also be offered on a slightly amended North Elevation, which included the addition of a modest-size first floor window and the omission of a rooflight initially proposed above that area.

PRE-APPLICATION

2406WG: 12 Watergates - Extension & Alterations

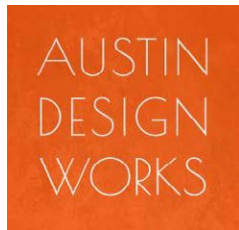


AUSTIN DESIGN WORKS - The Old Warehouse GL6ODU
T: 01453836393 E :info@austindw.co.uk



North Elevation Variant - Window Added (RevA)
SK-241203-1 Rev A / 1:100 © A4
Drawn: MA / Date: 3rd December 2024

7.8 PRE-APP COVERING LETTER



Architecture & Landscape

Development Management,
Wiltshire Council,
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Old Warehouse
Old Market
Nailsworth
Gloucestershire
GL6 0DU

T: (01453) 836393
E: info@austindw.co.uk
W: www.austindw.co.uk

4th October 2024

Dear Planning Officers,

12 Watergates, Colerne – Request for Pre-Application Advice

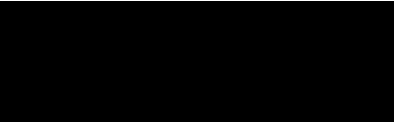
I am acting on behalf of Mr & Mrs Gorman, for whom I request your pre-application advice and guidance on proposals to alter and extend their property in Colerne. We request a written consultation, for which a fee of £134 will be paid via Civica Payment.

I enclose the following:

- 1. Site location plan
- 2. Pre-application request form
- 3. Document outlining the proposal, including background and site information
- 4. Plans, sections and elevations of proposed concept scheme with some dimensions noting the size of additions/extensions
- 5. Preliminary ecology appraisal, with summary on page 4 identifying no bats present and no further required surveys (albeit with some proposals for enhancement)

We recognise that the site is located in a conservation area, and within proximity of listed buildings and objects [including several within the church yard], and that views towards this part of Colerne from the south are important to the landscape setting. We have set out what we believe to be a considered and sensitive proposal in respect of these considerations; we are seeking to use contemporary forms and materials palate as we believe this offers a complementary intervention in the setting. We note that little change is visible from Watergates / Vicarage Lane itself, and that views of the site from the south will be at some distance; a recent application for 12A Watergates – PL/2023/04037 – included a proportionate LVIA document which shows two photos from the south at Tutton Lane and across the valley from the A4 noting that topography blocks nearer views of the site. In case useful, I have also appended a copy of that document.

Yours sincerely,



Matthew Austin RIBA
Director, Architect - Austin Design Works

7.9 PRE-APP WRITTEN RESPONSE



Matthew Austin	Development Services Wiltshire Council Tel: 0300 456 0114
Email: [REDACTED]	Email:developmentmanagement@wiltshire.gov.uk www.wiltshire.gov.uk

Application No:	[REDACTED]
Application Type:	Pre-application Enquiry
Proposal	Re-instatement of street facing windows, new entrance door with canopy, add rooflights and dormer window, extension to provide kitchen, internal alterations and alterations to existing garage
Site Address	12 WATERGATES, COLERNE, CHIPPENHAM, SN14 8DP

I refer to your pre-application enquiry which was registered on 09th October 2024. In response to your enquiry I hope that you will find the following information helpful.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

SITE DESCRIPTION AND PROPOSAL

The pre-application enquiry relates to 12 Watergates, a semi detached property located within the defined settlement boundary of Colerne, classified as a large village in the WCS. The property is set within the Cotswold National Landscape, (AONB), and the Colerne Conservation Area. On the opposite side of the road lies the Grade 1 listed Church off St John the Baptist. In addition to the Grade 1 listed church there are numerous grade II listed tombs within its grounds.

Pre-application advice is sought for the following elements;

- Reopening closed up windows on the north elevation, insertion of rooflights and / or additional window
- Loft conversion and insertion of dormer windows
- Subdivision of garage and conversion to office space
- Single storey rear extension
- Solar panels to garage

The development and works are intended for purposes associated with the occupation and use at 12 Watergates as a single residential dwellinghouse.

MAIN ISSUES

- Principle of Development
- Landscape and Visual impacts – including impact on CNL (formerly AONB)
- Heritage Impacts – Listed Buildings and Archaeology
- Residential Amenity
- Access and parking

CONSULTATIONS

Archaeology – No comment

Highways - *Windows that open outward above the public highway would need to be of sufficient height above the highway to not cause an obstruction. Therefore a minimum height of 2.4 m above the highway would be acceptable or if windows were designed as sash style so they do not overhang the highway then there would be no reason for a highways objection.*

Ecology – *No objections raised however highlight matters to be addressed in submission of full planning permission. See attached consultation response*

POLICIES & LEGISLATION

Wiltshire Core Strategy 2015 (WCS)

- Core Policy 51: Landscape
- Core Policy 57: Ensuring high quality design and place shaping
- Core Policy 58: Ensuring the conservation of the historic environment
- Core Policy 61: Transport and Development
- Core Policy 64: Demand Management

National Planning Policy Framework (NPPF)

Colerne Neighbourhood Plan

- Policy BE1: Character and design
- Policy BE2: Heritage
- Policy NE1: Landscape and Natural Environment
- Policy SE1: Renewable Energy

ASSESSMENT

Principle of Development

At the heart of the NPPF is a presumption in favour of sustainable development and the adopted Wiltshire Core Strategy seeks to build resilient communities and support rural communities but this must not be at the expense of sustainable development principles and the Settlement and Delivery Strategies of the Core Strategy are designed to ensure new development fulfils the fundamental principles of sustainability.

The principle of domestic extensions, alterations and/or outbuildings within the curtilage of existing dwellings

is considered acceptable, providing those proposals are compliant with the requirements of relevant policies within the development plan. Section 14 of the National Planning Policy Framework is clear in that LPAs should not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and that LPAs should approve the application if its impacts are (or can be made) acceptable.

In this instance, of particular relevance are policies pertaining to, scale, design and amenity (CP57) Heritage (CP58) and Landscape AONB (CP51).

Scale and design

Core Policy 57 requires a high standard of design in all new developments; of particular relevance to householder developments is paragraph (iii) which require development to respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape, and rooflines to effectively integrate the building into its setting.

Good design helps to provide a sense of place, creates, or reinforces local distinctiveness, and promotes community cohesiveness and social wellbeing; the layout and design of new developments must also be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the site's characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern and features. The proximity of poor quality or indistinct development is not a justification for standard of poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of an existing building.

In this instance the scale of the proposals is considered acceptable however the success of the scheme will rely on the use of high-quality materials and detailing especially within this sensitive location. The proposed roadside alterations, provided that they are sensitively detailed are considered acceptable. There is no preference between the two options of 2 roof lights and a window or 3 roof lights. The proposed solar panels should fit as flush to the roof slope of the garage as possible, or solar tiles could be considered. Alterations to form the home office are similarly considered acceptable. The design of the box dormer, whilst divergent from the historic building, shows a clear evolution of its development overtime. As with the above elements this does remain dependent on the use of high quality materials and detailing.

Landscape and visual impacts – including CNL formerly AONB

Core Policy 51 states that development should protect, conserve and where possible, enhance the landscape character. Section 15 of the NPPF expects decisions to ensure the protection and enhancement of valued landscapes. Policy NE1 of the CNP requires that the open landscape space is maintained.

The proposal, contained within the curtilage of 12 Watergates, whilst located within the CNL is experienced within the suburban built context of Watergates Lane.

Plans indicate that the glazing of the proposed dormer will be set in a rebate and as such it may not be necessary but the applicant may wish to consider the external glazing to be coated to reduce reflectivity and lightspill.

Given the above acceptance of the above design and scale of the proposal it is considered that the development will conserve the landscape character in accordance with CP 51 of the WCS and policy NE1 of the Colerne NP.

Heritage

Core Policy 58 of the WCS states that development should protect, conserve and where possible enhance the historic environment. Heritage assets include archaeological sites of regional and local interest. Section 16 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Where development sites have potential to include, heritage assets with archaeological interest, developers are required to submit an appropriate desk-based assessment and, where necessary, field evaluation.

The application site is situated within the Colerne Conservation Area, as required by the CP58 of the WCS, due consideration must be given to the potential impact upon the character and setting of the conservation Area. The Grade I listed church (St. John the Baptist Church) lies some 45.0m to the north. The distance and screening (stone wall) between ensure that there is no unacceptable harm caused to its setting.

The proposal is also set within the curtilage of the host dwelling and is a modest rear extension, facing away from the main road. The introduction of new and former openings will be visible from the public realm however subject to the use of high-quality materials these are considered to conserve the historic environment. The proposed dormer window, whilst of a striking modern design, departing from the much older original property, subject to being of high-quality materials and detailing is considered to be acceptable in this context. Further works including solar panels on the garage and alterations to form a home office are similarly considered to have an acceptable impact on the heritage assets.

Residential Amenity

Core Policy 57 requires new development to have 'regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration and pollution'. North Wiltshire Local Plan Saved Policy NE18 states that development will only be permitted where it would not generate, or itself be subject to, harm upon public health or cause pollution to the environment by the emission of excessive noise, light intrusion, smoke, fumes, other forms of air pollution, heat, radiation, effluent or vibration.

The NPPF expects decisions to ensure development functions well, adds to the quality of the area and ensures a high standard of amenity for existing and future users. Planning decisions must ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The proposal will see new openings onto the street elevation however these are not considered to result in any direct overlooking of private amenity spaces. In respect of the dormer window and extension to the rear, these face wither onto open countryside or the existing plot and as such are not considered to result in overlooking or overshadowing above the existing situation. Highways officers have offered no objection however no windows should open to overhang the public highway.

Access and parking

Wiltshire Core Strategy policy CP61 states that new development should be capable of being served by safe access to the highway network. Core Policy 64, states that provision of parking associated with new residential development will be based on minimum parking standards.

There is an existing double garage which is to be converted into a carport and garden room. There would appear to be parking to the front of the garage, however, this is not clear from the plans.

The proposed development will provide four bedrooms.

Highways parking standards would require three off street parking spaces for a development of a new four bedroom dwelling.

The existing access to the garage is not within the redline site location plan for the pre-application. A full planning application will require the redline site plan for the application to show the access to the highway and a proposed block plan to show vehicular access and parking arrangements. The highways engineer has not commented on the access and highway parking requirements.

Publicity

Please be aware that a full application will also be subject to consultation with the Town/Parish Councils and neighbouring properties. It is always difficult to gauge reaction to applications and there may be other issues raised that have not been considered as part of this pre-application process.

CONCLUSION

Subject to full scaled plans, elevations and public consultation responses in regard to the proposal, design and neighbourhood amenity, it can be advised that the proposed development may be in accordance and acceptable to the requirements of Policy CP51, CP 57, CP 58, CP 61 and CP 64 of the WCS.

Any subsequent application will need to be made as a householder application accompanied by a detailed set of drawings which would contain:

- Site location plan (redline site to include access to Highway)
- Block Plan
- Scaled detailed existing and proposed elevations
- Scaled existing and proposed floor plans
- Materials schedule or annotated on plans

The proposal is considered to be acceptable and could be supported subject to the above comments.

I trust the above information is useful.

Yours faithfully

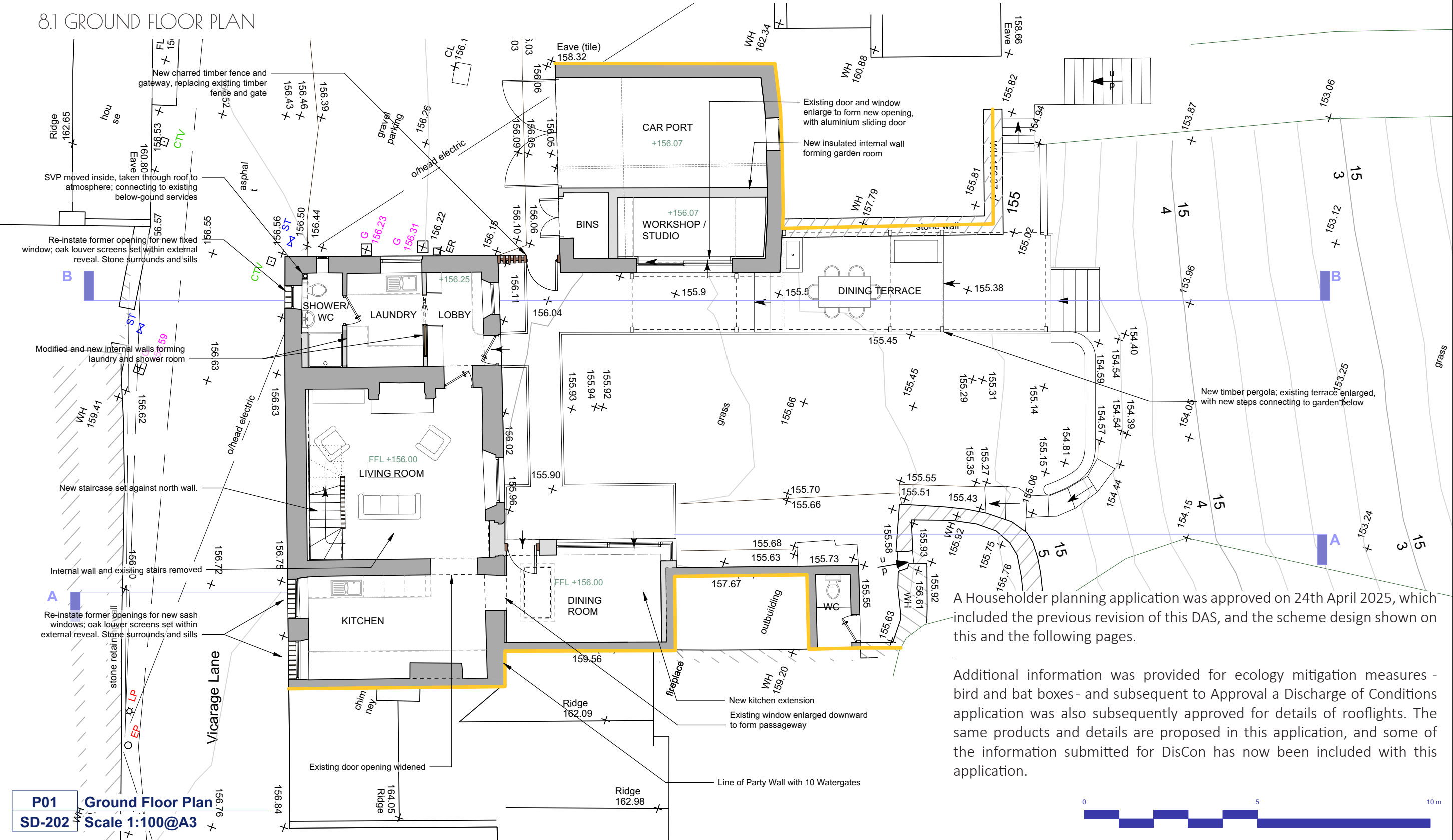
Head of Development Management

Officer's Name: Claire Pratt
Planning Officer

[Redacted Signature]

8.O PLANNING APPROVAL - PL/2025/O1951

8.1 GROUND FLOOR PLAN



A Householder planning application was approved on 24th April 2025, which included the previous revision of this DAS, and the scheme design shown on this and the following pages.

Additional information was provided for ecology mitigation measures - bird and bat boxes - and subsequent to Approval a Discharge of Conditions application was also subsequently approved for details of rooflights. The same products and details are proposed in this application, and some of the information submitted for DisCon has now been included with this application.

P01 Ground Floor Plan
SD-202 Scale 1:100@A3

AUSTIN
DESIGN
WORKS

THE OLD WAREHOUSE
OLD MARKET
NAILSWORTH
GLOUCESTERSHIRE, GL6 0DU

Tel: 01453 836 393 E: info@austindw.co.uk

ARCHITECTURE AND LANDSCAPE

REV:	DATE:	BY:	DETAILS:
A	05/02/2025	VG	Update following QA check
B	17/02/2025	MA	Extension reduced, new entrance omitted, kitchen relocated, stair relocated

PLANNING

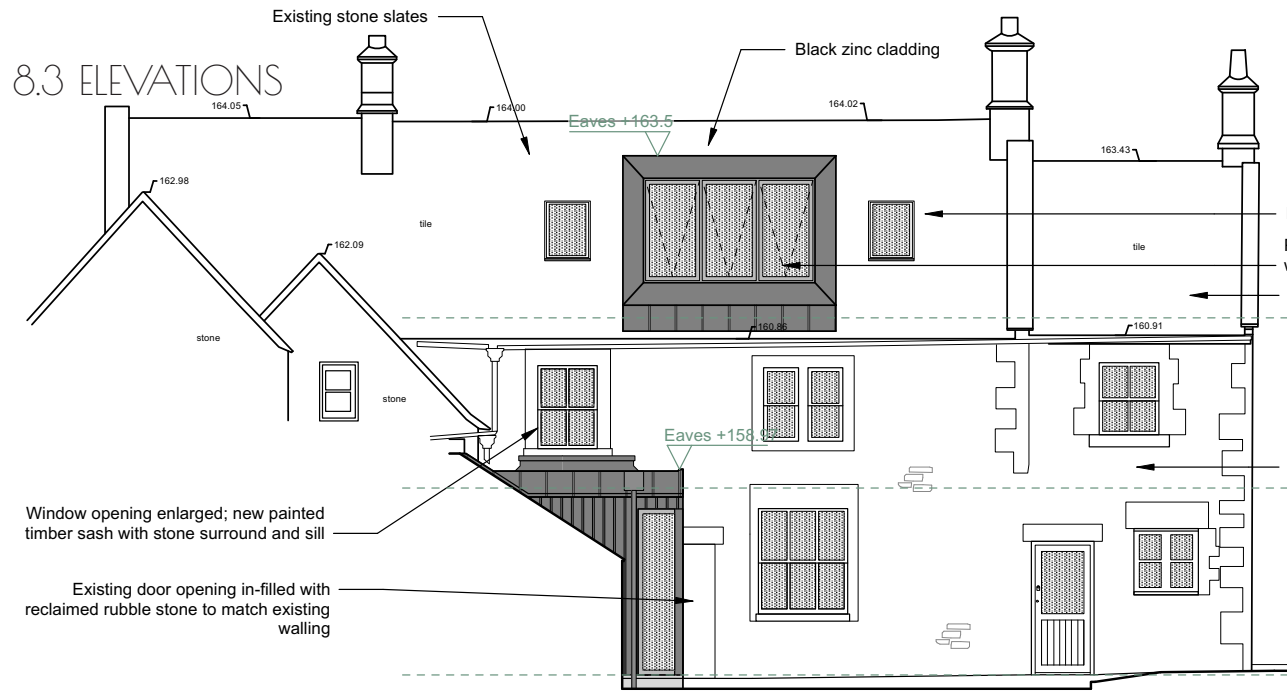
12 Watergates	Drawing Title: 1:100 @A3					
Client Details: Laura & Peter Gorman	Ground Floor Plan as Proposed					
Project Address: Vicarage Lane Coleme Wilts SN14 8DP	Drawing : to: SD-202	Revision: B	Drawn by: VG	Drawing Date: 31/01/2025	Checked By: MA	Checked Date: 03/02/25
Copyright Austin Design Works Ltd. All dimensions to be checked on site. Do not scale off this drawing for Construction; only scale for Planning. Please inform Austin Design Works of any discrepancies.						

The image displays two architectural floor plans for a house, labeled P02 (Attic Floor Plan) and P01 (First Floor Plan). Both plans are at a scale of 1:100@A3.

P02 Attic Floor Plan: This plan shows the layout of the attic floor. It includes a Bathroom, Bedroom 2, Bedroom 1, and Bedroom 3. A new staircase is proposed, replacing the existing one with a half-landing removed. A new fire escape window opening is introduced. The plan also shows a new flat rooflight serving an extension and an existing window opening being enlarged. The floor level is marked as FFL +158.71. The plan is bounded by Vicarage Lane to the left and a stone retaining wall to the right. A 10m scale bar is provided.

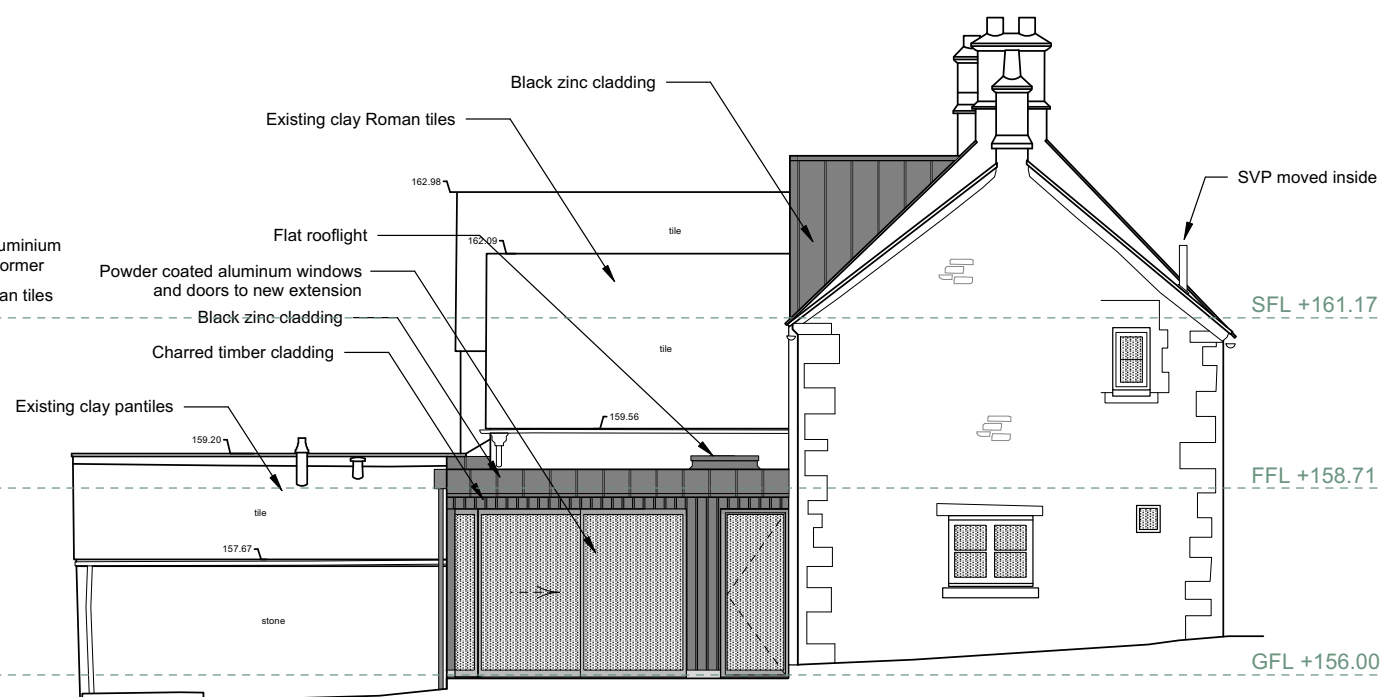
P01 First Floor Plan: This plan shows the layout of the first floor. It includes an Existing Loft and an Attic Room. The plan also shows a new roof-integrated solar PV panels set into existing clay pantile roof, with pantiles remaining around the panels. The floor level is marked as FFL +161.17. The plan is bounded by Vicarage Lane to the left and a stone retaining wall to the right. A 10m scale bar is provided.

Both plans show various structural elements, including walls, doors, windows, and rooflines. They also include annotations for proposed modifications and existing features.



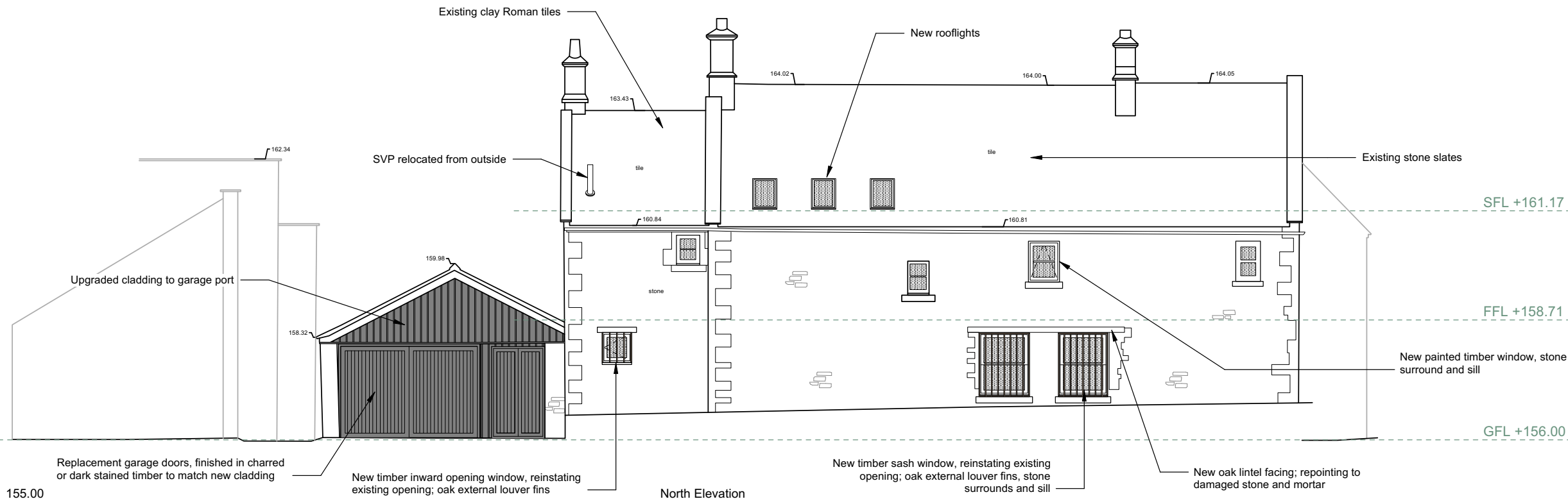
155.00 South Elevation

E01 South Elevation
SD-140 Scale 1:100@A3



155.00 East Elevation

E02 East Elevation
SD-140 Scale 1:100@A3



155.00 North Elevation

E03 North Elevation
SD-140 Scale 1:100@A3

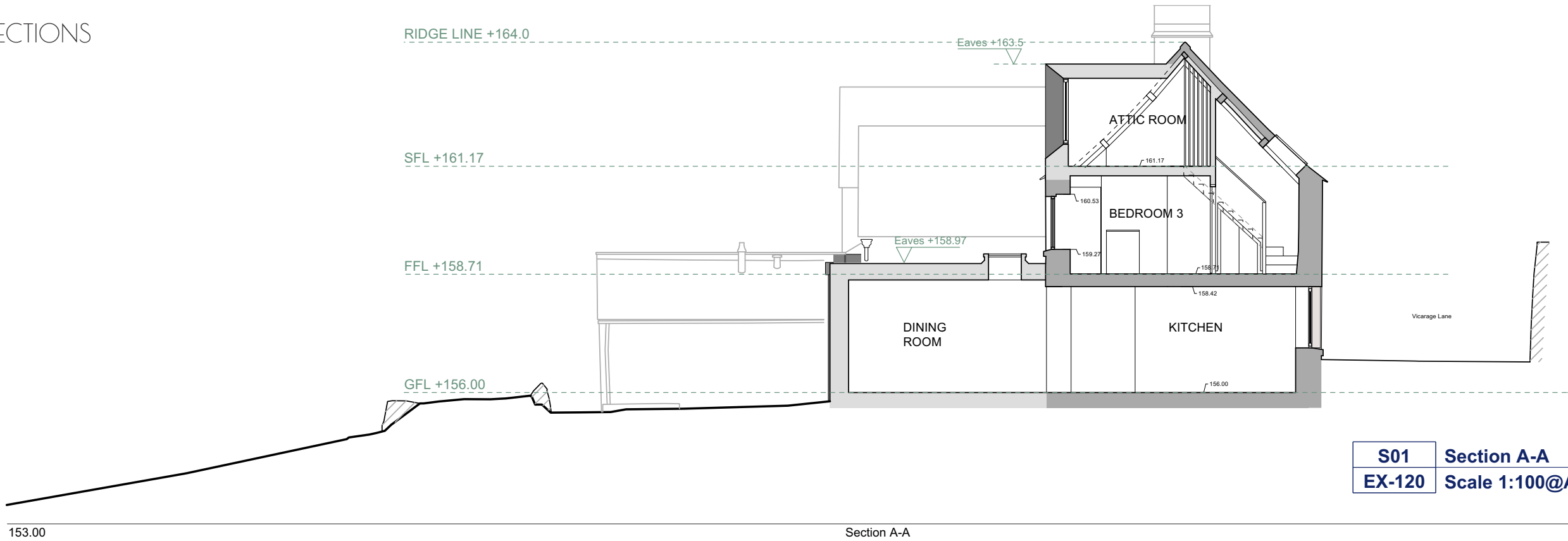


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GLOUCESTERSHIRE, GL6 0DU
Tel: 01453 836 393 E: info@austindw.co.uk
ARCHITECTURE AND LANDSCAPE

REV:	DATE:	BY:	DETAILS:
A	05/02/2025	VG	General update following QA check
B	13/02/2025	MA	Extension reduced and amended; new entrance omitted
C	18/02/2025	MA	Correction to annotations
D	19/02/2025	MA	Amendment to extension detailing

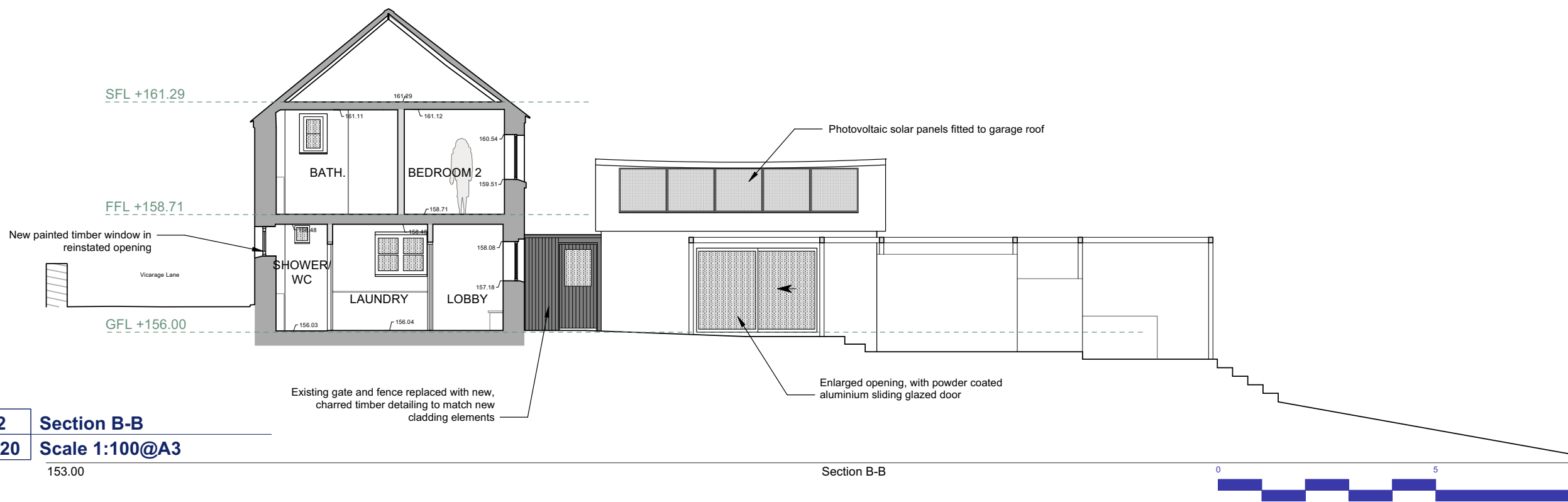
PLANNING	12 Watergates	Drawing Title: Elevations as Proposed					1:100 @A3
	Client Details: Laura & Peter Gorman						
	Project Address: Vicarage Lane Colerne Wilts SN14 8DP	Drawing No: SD-240	Revision: D	Drawn by: VG	Drawing Date: 31/01/2025	Checked by: MA	Check Date: 03/02/25
Copyright Austin Design Works Ltd. All dimensions to be checked on site. Do not scale off this drawing for Construction; only scale for Planning. Please inform Austin Design Works of any discrepancies.							

8.4 SECTIONS



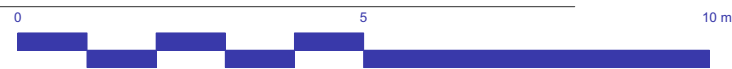
S01
EX-120

Section A-A
Scale 1:100@A3



S02
EX-120

Section B-B
Scale 1:100@A3



AUSTIN DESIGN WORKS	THE OLD WAREHOUSE OLD MARKET NAILSWORTH GLOUCESTERSHIRE, GL6 0DU Tel: 01453 836 393 E: info@austindw.co.uk ARCHITECTURE AND LANDSCAPE	REV:	DATE:	BY:	DETAILS:	PLANNING	12 Watergates	Drawing Title: 1:100 @A3					
		A	19/02/2025	MA	Extension amended		Client Details: Laura & Peter Gorman	Sections as Proposed					
							Project Address: Vicarage Lane Colerne Wilts SN14 8DP	Drawing No: SD-220	Revision: A	Drawn by: VG	Drawing Date: 03/02/2025	Checked By: MA	Checked Date: 05/02/25
							Copyright Austin Design Works Ltd. All dimensions to be checked on site. Do not scale off this drawing for Construction; only scale for Planning. Please inform Austin Design Works of any discrepancies.						

8.5 DECISION NOTICE - APPROVAL



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2025/01951
Decision Date: 25/04/2025

Applicant:	Mrs L Gorman 12 Watergates, Colerne, Wiltshire, SN14 8DP
Particulars of Development:	Rear extension, attic conversion with dormer window, and new window openings to new dwelling; solar panels to roof, re-ordering of garage doors and new glazed openng to garage.
At:	12 Watergates, Colerne, Chippenham, SN14 8DP

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions

- 1

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
- 2

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Location Plan received 25 February 2025

Proposed Block Plan SD 201 C received 24 April 2025

Proposed Elevations SD 240 E received 24 April 2025

Ecology Mitigation Products details received 24 April 2025

Proposed First and Attic Floor Plans SD 203 C received 25 February 2025

Design and Access statement received 25 February 2025

Proposed Sections A-A and B-B SD 220 A received 25 February 2025

Proposed Ground Floor Plans SD 202 B received 25 February 2025

Bat and Nesting Bird Survey Report received 25 February 2025

REASON: For the avoidance of doubt and in the interests of proper planning.
- 3

No rooflights shall be installed until details (including size, manufacturer and model number) have been submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project forward of the general roof surface. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenity of the area

Informative

- 4

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 5

The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

- 6

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a)

a Biodiversity Gain Plan has been submitted to the planning authority, and

(b)

the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

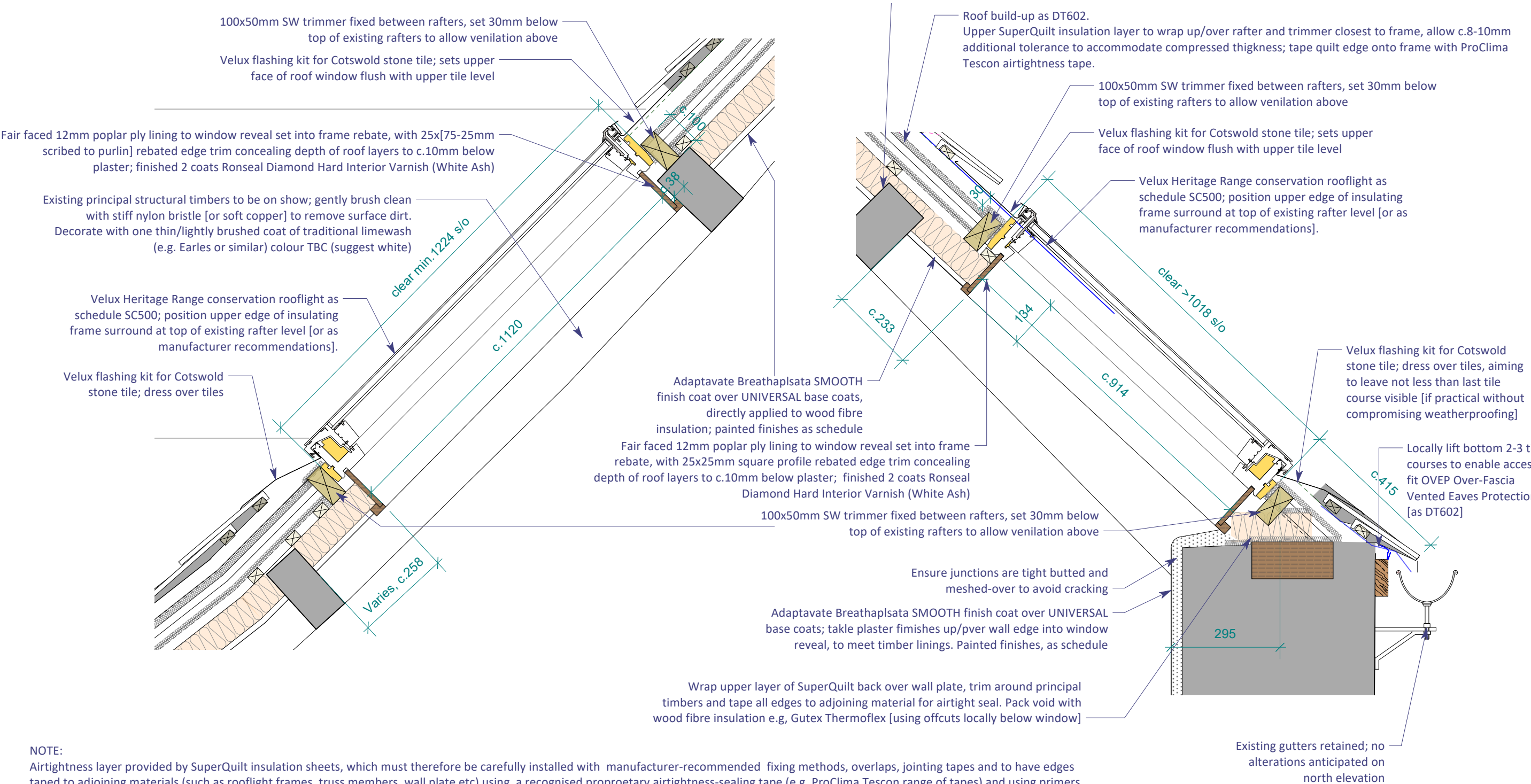
Informative

- 7

The applicant is advised that the photovoltaic (PV) panels and Air Source Heat Pump (ASHP) referenced in the Design and Access Statement have not been formally assessed as part of this application. It is the applicant's responsibility to satisfy themselves that the installation of any PV panels or ASHP constitutes "permitted development" under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). If the proposals do not meet the relevant criteria and conditions of Schedule 2, Part 14 of the Order, a separate planning application may be required.

Parvis Khansari - Corporate Director, Place

8.6 ROOFLIGHT DETAILS FOR DISCHARGE OF CONDITION



NOTE:
Airtightness layer provided by SuperQuilt insulation sheets, which must therefore be carefully installed with manufacturer-recommended fixing methods, overlaps, jointing tapes and to have edges taped to adjoining materials (such as rooflight frames, truss members, wall plate etc) using a recognised proprietary airtightness-sealing tape (e.g. ProClima Tescon range of tapes) and using primers (e.g. Pro Clima Tecon Primer RP or Tescon Sprimer) to prepare surfaces to ensure adhesion.
Continuity of airtightness into walls is reliant on junction between these roof layers and the wall plaster layers at the wall-to-roof junction; take extra care to ensure these junctions are properly taped and cared for.
We recommend nominating an 'airtightness champion' on the site team who is charged with leading on all matters of airtightness quality and assurance. We also strongly recommend taking a toolbox talk from a technical adviser at an established retailer of airtightness membranes, suggesting Dave Judd of Ecological Building Systems Mobile: 07508 883 273 Tel: 01228 711 511

S02 North Pitch Rooflights
DT-603 Scale 1:10@A3



AUSTIN DESIGN WORKS	THE OLD WAREHOUSE OLD MARKET NAILSWORTH GLOUCESTERSHIRE, GL6 0DU Tel: 01453 836 393 E: info@austindw.co.uk ARCHITECTURE AND LANDSCAPE	REV:	DATE:	BY:	DETAILS:	TENDER	12 Watergates	Drawing Title: 1:10@A3					
		A	27/07/25	MA	Notation added		Client Details: Laura & Peter Gorman	Pitched Rooflights Details					
							Project Address: Vicarage Lane Coleborne Wilts SN14 8DP	Drawing No: DT-603	Revision: A	Drawn by: MA	Drawing Date: 31/01/2025	Checked By: VG	Checked Date: 11/09/25
							Copyright Austin Design Works Ltd. All dimensions to be checked on site. Do not scale off this drawing for Construction; only scale for Planning. Please inform Austin Design Works of any discrepancies.						

8.7 DISCHARGE OF CONDITION NOTICE - APPROVAL



Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

06 November 2025

Dear Sir/Madam

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2025/07396
Proposal:	Discharge of condition 3 (Rooflights details) of PL/2025/01951 - Rear extension, attic conversion with dormer window, and new window openings to new dwelling; solar panels to roof, re-ordering of garage doors and new glazed opening to garage.
Site Address:	12 Watergates, Colerne, Chippenham, SN14 8DP
On Behalf Of:	Mrs L Gorman 12 Watergates, Colerne, Wiltshire, SN14 8DP

I refer to your application for the discharge of condition(s) attached to the above planning permission dated 12 September 2025. After careful consideration, the following decision has been made:

Condition(s) submitted for consideration:

Condition 3:

No rooflights shall be installed until details (including size, manufacturer and model number) have been submitted to and approved in writing by the Local Planning Authority. The new rooflights shall be of a design which, when installed, do not project forward of the general roof surface. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the visual amenity of the area

Details Submitted for Approval:

- Pitched Rooflight Details Drawing No. DT-603 Revision A
- Flat Roof Abutment, Rooflight and Edge Details Drawing No. DT-604 Revision B
- Window and External Door Schedule Drawing No. SC-500 Revision

- Details of Velux rooflights, drawings numbered GCL 01 en GB GB, GGL 70 conservation en GB GB and ISU 1093 en GB GB

Decision: The details submitted in relation to this condition are APPROVED

Reason for Decision:

The submitted drawings show that the pitched rooflight details will not project beyond the roof slope and are of the “heritage conservation rooflight” type. These details are considered to be acceptable, and the pre-installation requirements of the condition have been addressed, with no further submission necessary. The details provided for the rooflight within the flat roof are also acceptable.

However, it should be noted by the applicant that neither condition may be regarded as being discharged until such time as the development has been carried out in accordance with the details so agreed.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant condition(s).

Yours faithfully
Head of Development Management

9.0 DESIGN AMENDMENTS

The pre-application was positive, and this was supported at Planning with an approval with consultees in agreement that the contemporary additions to the existing property were appropriate and not causing harm to the sensitive heritage setting.

In the approved householder application, some design development was made in response to feedback and these considerations are also brought forward in this revised design:

- Ground floor windows on the north, onto Vicarage Lane, will be vertical sashes at lower level to avoid projecting into the street.
- Whilst a product has not yet been specified or detailed, it is proposed that the solar panels will be an in-roof type which are set into the tiling layer (in lieu of tiles to the area covered by the panel and its mounting).
- Materials have been annotated onto the proposal plans and elevations; these are as detailed in the approval received in 2025.

Following the approved planning application, the project has progressed through detailed design and tenders, with a Contractor now appointed and works under way to the approved design of PL/2025/01951; however this has required the applicants to revisit the works proposed for converting the Attic due to the extent of structural upgrade that would necessitate. This new Application scheme therefore makes some alterations deliver much of the same brief, with some updates to reflect new family needs:

- The works to the attic have been scaled-back to omit the approved box dormer extension, enabling existing principal structure to be retained and leave existing roof coverings far less disturbed. The attic's use will be comparatively quite limited, but access will be enabled and insulation improvements undertaken. We note that by omitting the Dormer, this does offer a noticeable reduction in potentially visible new volume at the upper level.
- The extension's size is increased to add an upper storey, which connects at first floor level; the design effectively raises the approved flat roof to sit just above main eaves level, and largely replicates the appearance of the approved ground floor addition. Windows and cladding are aligned to horizontal and vertical features to help tie-in visually.
- The upper level of the extension sits onto the party wall, with a valley gutter inserted to serve the upper roofs - accessed for maintenance from the applicant's side.
- The first floor has been re-arranged to access the extension, and adds an en-suite where the west bedroom previously sat.
- Amendments to the plan layout also offer more storage space at first floor level

Notwithstanding the proposed enlargement to the approved extension, we feel that the removal of the box dormer at attic level offers a material off-set to the visible impact of this change. Whilst the first floor of the extension sits on the party wall line, its relationship with the neighbouring property will not be overbearing or deprive them of light; views out are established, and new windows are directed towards far-reaching views over the valley beyond.



10.0 ACCESS

As can be seen in maps on pages 4-5, above, the site is accessed by vehicles and on foot via Vicarage Lane, which links the Marketplace south-east to Watergates and Eastrip Lane. The lane is restricted by its width and some tight corners, however passing places exist along its relatively modest length. The property shares a driveway, sufficient for two cars to park side-by-side, and has its own garage beyond this. Access into the property is by foot off this driveway, via a small gate into the garden.

The proposal seeks to change little, with the vehicular access largely unaltered other than a slight narrowing of the garage to present a bins store towards the driveway and create a small garden room / office whilst retaining parking for one vehicle. The shared driveway will be unaltered save for necessary works to below-ground drains and commensurate surfacing.

The main change is in the form of a new entrance door accessed directly off the driveway, making its entry point more visible on approach and overcoming the current need to enter the house via its garden.

During construction, it is proposed that the garage offer temporary materials storage for building materials along with a small temporary compound in the garden, with the driveway used for receipt of deliveries and removal of skips/waste. Care and consideration will be needed by the construction team to mitigate nuisance and disruption to neighbouring properties, to manage vehicle movements and parking on Vicarage Lane and other nearby lanes/roads, and to ensure containment of dust, run-off and pollutants are properly managed.

It is to be noted that construction is already under way, implementing the approved scheme PL/2025/01951, and this also follows construction work recently carried successfully to 12A Watergates and demonstrates that good management and communications are continuing to enable such works to be undertaken without unreasonable impact on neighbours.