

DESIGN AND ACCESS STATEMENT

FOR

**EXTENSION AND ALTERATIONS
1 ATWORTH LANE,
NESTON,
WILTSHIRE,
SN13 9TH**

FOR

CLIENT

Mr Ross and Mrs Logan Jones

PREPARED BY



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1.00 INTRODUCTION

- 1.01 This Design and Access Statement accompanies the planning application for a single-storey side extension and enlargement of the existing garage at 1 Atworth Lane, Neston, Wiltshire, SN13 9TH.

The proposals include: -

- A single-storey side extension adjoining the south-west elevation, designed as a continuation of the existing pitched roof form.
- Increasing the size of the existing garage, creating a full double-garage footprint with a replacement pitched roof.
- Removal of the existing stone link wall, lean to and greenhouse structure.
- External improvements including render repairs, updated fenestration, window and door replacements and rationalised services.
- Internal layout enhancements to improve circulation and functionality.

The scheme has been designed in accordance with Wiltshire Council's adopted planning policies and the NPPF.

2.00 SITE AND HERITAGE CONTEXT

- 2.01 1 Atworth Lane is a detached dwelling within a low-density residential area characterised by varied architectural styles, including rendered and stone-faced properties with modest extensions and detached garages. The plot benefits from generous spacing and mature boundary treatments.

The site is not within a Conservation Area and has no heritage designation. The existing garage sits to the side of the dwelling, accessed directly from the driveway.

3.00 DESIGN PROPOSAL

3.01 Design Intent

The proposal introduces a side extension and an enlarged garage that remain proportionate to the plot and sympathetic to the existing dwelling. The design improves internal layout efficiency, provides enhanced ancillary space, and upgrades the external appearance of the property.

3.02 Form and Scale

The side extension is single storey and adopts a pitched roof that continues the existing roof form, ensuring visual cohesion with the main house.

The garage is enlarged, forming a full double-garage footprint with replacement pitched roof while maintaining a low, unobtrusive profile and improving architectural consistency.

The extension and garage enlargement sit comfortably within the side garden area.

The works do not project forward of the principal elevation, preserving the street scene.

3.03 Materials and Appearance

Materials have been selected to complement the existing dwelling as follows: -

- Smooth render finish, colour-matched to the existing house.
- Aluminium/uPVC glazed units providing contemporary detailing.

- Interlocking concrete tiles used on both the extension roof and the replacement garage roof, ensuring a unified appearance.
- uPVC rainwater goods consistent with the existing property.

The proposed elevations demonstrate a coherent, restrained, and well-integrated palette.

3.04 **Garage Enlargement**

The garage enlargement includes: -

- Extending the existing garage footprint to create a full double garage.
- Removal of the stone link wall between the house and garage to simplify the elevation.
- Replacement of the timber garage door with a modern unit.
- Removal of the greenhouse structure on brick plinth.
- Minor render and external fabric improvements.
- Installation of a new pitched roof structure, replacing the existing roof and improving long-term performance.

The enlarged garage provides improved parking, storage, and functional space while remaining visually subordinate.

3.05 **Landscaping and External Works**

The landscaping and external works include: -

- Rationalised patio levels to create a functional outdoor space.
- Existing trees and boundary treatments retained.

4.00 **ACCESS**

4.01 **Vehicular Access**

Vehicular access remains unchanged from Atworth Lane. The enlarged garage provides enhanced off-street parking capacity, supporting modern vehicle needs and reducing reliance on on-street parking. The proposals also include the installation of an EV charger.

4.02 **Pedestrian Access**

Pedestrian access to the dwelling remains via the existing front entrance. The side extension does not alter the principal access route.

4.03 **Inclusive Access**

The extension provides improved internal circulation, wider openings, and level thresholds, supporting inclusive access within the home.

5.00 **IMPACT ASSESSMENT**

5.01 **Residential Amenity**

The proposal has been designed to avoid adverse impacts on neighbouring properties: -

- The extension and garage enlargement are single storey, minimising overshadowing.
- No windows are positioned to create overlooking.
- The side location ensures no impact on rear amenity spaces of neighbouring dwellings.

5.02 **Character and Appearance**

The enlarged garage and side extension are proportionate to the plot and consistent with the varied architectural character of Atworth Lane. The updated pitched roof forms strengthen architectural harmony with the existing dwelling.

5.03 **Sustainability**

The proposal incorporates: -

- Retention of existing solar panels.
- Improved thermal performance through modern construction.

6.00 **CONCLUSION**

6.01 The proposed side extension and enlarged double garage at 1 Atworth Lane represent a well-considered, proportionate, and high-quality improvement to the existing dwelling. The design respects local character, maintains residential amenity, and enhances the functionality and sustainability of the home.

The application is therefore considered compliant with relevant planning policy and suitable for approval.