

Design and access statement for erection of 2 nos detached two storey dwellings with associated garaging, parking & access at Oranjeburg Hornburry Hill Minety Wiltshire SN16 9QH.

Site

Oranjeburg Hornburry Hill Minety Wiltshire SN16 9QH Wiltshire SN15 2HD

Client

Rugrat Developments Ltd

Proposed by

Stephen Kingshott MCABE of “Stephen Kingshott Building Consultancy Ltd”.

Date

7th July 2026.

The Site

My client currently owns Oranjeburg Hornbury Hill Minety SN16 9QH. The existing property is a dilapidated bungalow built sometime around the 1950s on a spacious plot measuring some 905m² in total. To the side of the existing dwelling there are a range of outbuildings & sheds. The property sits fairly central on the plot with above average garden area all around the existing dwellings & outbuildings. The area is exclusively residential with varying scale & design dwellings a number of which have been extended / altered with a variety side & rear extensions. The site is relatively flat and is easily accessed for development. The existing property has been allowed to deteriorate & has remained un-occupied for a number of years now. Planning permission was applied for under planning reference 19/09688/FUL for two detached chalet style bungalows but this application was refused. (see officers delegated report). The application did however establish that in principle the site was considered suitable for two dwellings but the designs put forward at the time were not considered appropriate for a number of reasons.

Further my client has recently undertaken a Pre-app application ENQ/2026/00108 in relation to this site supplying detailed plans for the design of two 1.5 storey detached dwellings with garages, parking & turning, access driveways etc.

As a result of the planning officers pre-app response my client has amended his proposals to reflect the officers concerns & comments & feels this scheme not only addresses the planning guidance given in the pre-app but also achieves a high standard of design making best use of this large semi rural plot. It should also be noted that the officer considered the development of the plot with two dwellings was acceptable in principle which is in line with previous officer comments about re-developing the site.

(see various photos of the application site attached to this statement)

The Proposal

In principle my client wishes to demolish the existing dwelling & outbuildings split the existing plot to form two detached 1.5 storey traditional style dwellings each with their own plot of approx 452.5m². The access to the site would be shared & will be sited where the existing access is situated. The Highways officer on the previous application & in the pre-app response acknowledged there was an existing drop kerb/ access & that parking standards had been met in terms of access & parking on the site. As a result of the guidance given in the recent pre-app my clients intends to erect 1 four bed detached dwelling on one plot with a different design for a three bed detached dwelling adjacent to it with off street car parking for three vehicles & two vehicles respectively (including the integral garage to the 4 bed dwelling & an open carport to the 3 bed

dwelling). The scale of the development respects the properties in the locale & whilst my client proposes 1.5 storey high dwellings which are clearly taller than the neighbouring 1950s bungalows it is felt the proposed designs introduce traditional features such as the proposed dormer windows which are far more appropriate given the semi-rural nature of the site & its surroundings. The reduction in size of one of the dwellings to a 3 bed property also reduces the scale of the development & also reduces the parking requirement which in turn allows for the reduction of hardstanding to form the driveway / parking & turning. The changes to the 3 bed house also allow the removal of the detached garage which was sited forward of the building line & was considered out of character in this particular area. My client feels the changes he has made to the design & site layout address the concerns of the planning officer & also achieve a more open feel to the development which would still allow open views of the countryside beyond either side of the proposed new development & also between the proposed new plots. My client has also provided a streetscape drawing to demonstrate that the designs he proposes do not dominate the street scene but in fact enhance the general area with sympathetic detailing & the appropriate choice of traditional materials for the external appearance of the development.

Further my client has been made aware of a recent appeal decision for his neighbour at Bevanro. Planning permission was refused under reference PL/2025/06646. This was taken to appeal under reference :

Appeal Ref: 6004160

The main issues considered in the appeal appear to be design related in terms of size, scale, height, massing & choice of materials. Of particular note is the inspectors comment in paragraph 11 & 12 of his appeal decision about the Wiltshire Design Guide & its application to the proposed extensions.

“11. However, the Design Guide is guidance rather than policy and allows for flexibility where proposals can be shown to sit comfortably within their context. In this instance, I find that the extended dwelling would relate appropriately to the character of the street scene. Given the varied scale of development in the area, the use of natural stone, and the modest massing of the building, the proposal would not cause harm to the character or appearance of the area. In these circumstances, a degree of departure from the Design Guide would not be inappropriate.

“12. Therefore, for the reasons given above, the proposed development would not harm the character or appearance of the area and would accord with Policy 57 of the Wiltshire

Core Strategy. This expects development, amongst other matters, 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.

It was also noted & acknowledged in the pre-app that the existing front boundary along the highway was very well screened by mature trees & hedgerow which somewhat allow this site to be viewed in isolation in terms of the proposed new designs as it is difficult to compare the adjoining properties due to this established screening. My client hopes to form a driveway access utilizing the existing dropped kerbs on the highway & form an adequate turning facility for each dwelling thus allowing vehicles to enter & leave the site in a forward gear. The new dwellings floor area will be approx 153m² (excluding the integral garage) for the 4 bed dwelling & 126m² for the 3 bed dwelling (excluding the open carport)& will be designed with materials and features that are commonly found in the general locale & that are sympathetic to the village / semi rural setting. The scale bulk & appearance of the development will be in keeping with its immediate surroundings.(see streetscape) This approach will ensure a harmonious form of development within the greater locale given the variety of the dwelling designs in the village. The newly formed plots will be orientated similar to the existing dwellings thus will not pose any privacy issues for neighbours either side of the plots. Window positioning especially at first floor level has been carefully considered to ensure privacy of surrounding properties has been safeguarded. The new dwellings have been sited well back from the front boundary so as to respect the general building line that exists along this stretch of road. However I would point out that there is no definitive building line thus my client hopes to form a slightly staggered frontage to achieve the best outcome in terms of private rear garden space. Given that the proposed dwellings already sit well back into the site & the rear boundary of the plot is considerably shorter than adjoining plots it is important to create as much rear garden amenity space as possible whilst accepting the large open frontage of the plot is necessary to accord with adjoining properties. The plot sizes for both the new dwellings are very generous by todays standards & in keeping with the spacious open feel of the village as a whole & will provide good private outside amenity space for future occupants. My client also intends enclosing the complete development by erecting a 1.2m high close boarded fence along the side & rear boundaries which borders open farmland & retaining the existing hedgerow / planting & trees to the front boundary albeit in need of some tidying up & maybe some additional planting to bolster the privacy it provides from the main access road. The property is served by an existing mains sewer connection the approx position of which is shown on the block plan layout. Indeed other services such as electric and water are available nearby & will not lead to local disruption in terms of bringing these services onto the site.

Materials for the development will be as detailed on the plans. Reconstructed stone to the front elevation with natural slate tiles to the roof will give the development a

traditional appearance using materials commonly found in the village. The side & rear elevations will be a “mid stone” shade painted render finish with brick detailing on the corners & around the windows / doors. Windows and doors will be “French Grey” colour upvc and double glazed. Rainwater goods will be Black upvc half round gutters & downpipes with surface water taken to soakaways.(see SUDS report & recommendations) My client will also provide solar panels to the most appropriate roof elevations on the new properties to supplement / run the heating and hot water system for the properties in an effort to conserve energy and provide sufficient amount of renewable energy. The most likely choice for providing heating / hot water will be an air source heat pump the running costs of which will be offset by the energy produced by the solar panels. It is hoped that sufficient solar panel array can be installed on each dwelling to run the ASHP for the occupants.

As there is a net gain of one dwelling on the site my client is aware they will incur a “CIL” contribution but is not aware of any social housing requirement for this “minor” development!

My client’s proposals are similar to developments that have already taken place on these typically large open spacious plots in & around the village area. Thus they consider a clear precedent has already been set by this type of development which must be considered when looking at the merits of their proposals. The comments / advices offered in the pre-app have been taken on board & amendments made to the design & layouts accordingly.

PLANNING POLICY FRAMEWORK

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990).

National Planning Policy framework

The Government is committed to boosting the supply of homes and to support this objective it is considered important that a sufficient amount and variety of land can come forward where it is needed (para 59).

The Government recognises that small and medium sized sites can make an important contribution to meeting housing requirements. To promote the development of a good mix of sites, LPAs should *inter alia* support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes (para 68)

A key objective for achieving sustainable development is for planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment (para 117).

Local Planning Authorities should identify and update annually a supply of deliverable sites sufficient to provide a minimum four years' worth of housing against their local housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. (para 73)

Para 11 of the NPPF states that planning decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

"c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies; or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Relevant policies to housing will be considered out-of-date in situations where the LPA cannot demonstrate a five years supply of deliverable housing sites. It is clear from several recent appeal decisions that Wiltshire recognises it cannot demonstrate a five years supply.

Thus, paragraph 11(d) of the NPPF applies to the consideration of any application for housing within the Borough.

PLANNING CONSIDERATIONS

The NPPF has established a presumption in favour of sustainable development and a need for local planning authorities to deal positively with applications for small scale housing within urban areas.

The principle of development is clearly accepted and the site is located within the built framework of the Minety area in a sustainable location already in residential use. Good public transport connections exist between Minety & the larger towns of Royal Wootton Bassett , Malmesbury & Swindon.

The adopted Wiltshire Local plan states that the Council will take a positive approach to reflect the presumption in favour of development and "will always work proactively with applicants to find solutions which mean proposals can be approved wherever possible".

Wiltshire Council has acknowledged that it has a shortfall in the 4 Year Housing Land Supply, as established at several recent appeals, and this should be given weight in the determination of this application. The NPPF is clear that this means, in determining planning applications, planning permission should be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole."*

I should emphasise that the applicant does not rely on the 4-year housing land supply shortfall for the balance to tilt towards granting planning permission in this case. The location of the development is compliant with the development plan and I consider that there are no adverse impacts arising from this development which would harm the character of the area and thus justify refusal in any case. However, the engagement of paragraph 11(d)(ii) of the NPPF tilts the balance further towards granting planning permission, even if the LPA have some misgivings on the nature of the development.

CONCLUSION

My client seeks to develop this "brownfield site" making best use of the plot which is clearly within the "built framework" of Minety. Their proposal is entirely in line with current national and local planning policy and planning guidelines & there are clear precedents within close proximity to this site which give them confidence that their proposals will be considered favourably. Their choice of siting, orientation, design, scale & materials are entirely appropriate given that they will match the existing pattern & form of development in the village.

They therefore look forward to hearing from you in due course.

———— **Stephen Kingshott** MCABE ————

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