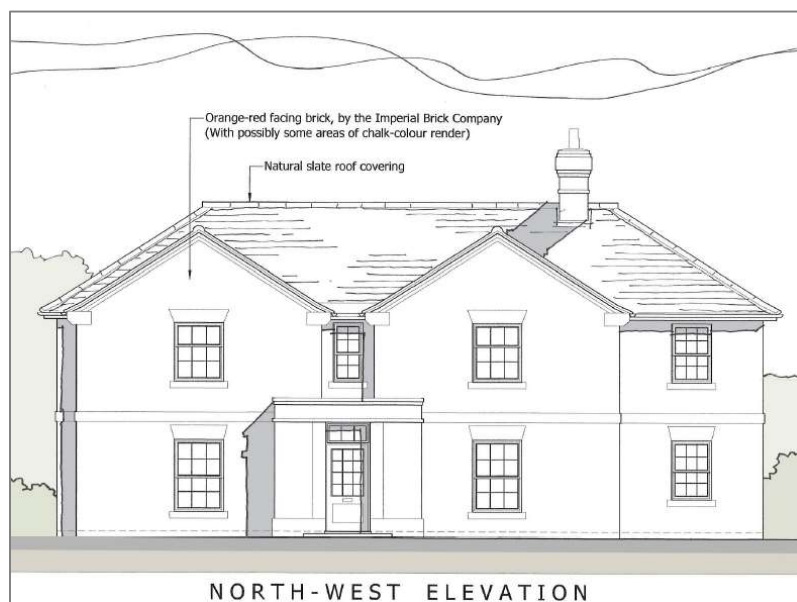


PLANNING, DESIGN AND ACCESS STATEMENT

Application:	Proposed extensions, remodelling of the existing dwelling and associated works
Property:	The Rosiers, Wood Street, Clyffe Pypard SN4 7PZ
Client:	Mr & Mrs Greenhaulgh
Date:	September 2026



1.0 INTRODUCTION

- 1.1 This application seeks to extend and remodel the existing dwelling to create a functional family home. The purpose of this statement is to identify and assess the relevant planning considerations associated with the application.
- 1.2 Accompanying Documentation:
- a) Location Plan
 - b) Existing Block Plan
 - c) Proposed Block Plan inc. Historic OS Map comparison
 - d) Existing Elevations
 - e) Proposed Elevations
 - f) Existing Floorplan
 - g) Proposed Floorplan
 - h) Existing & Proposed Roof plan
 - i) Bat Activity Survey & Assessment

2.0 PROPOSED SITE INFORMATION

- 2.1 The Rosiers is located on Wood Street, Clyffe Pypard, approximately 3.5 miles south of Royal Wootton Bassett within designated open countryside.
- 2.2 The property comprises a detached dwellinghouse, garage and associated gardens, together with approximately 8.5 acres (3.44ha) of adjoining pastureland.

Access / PROWs

- 2.3 The property is accessed directly off Wood Street, a Council maintained highway, via an existing residential access.
- 2.4 A single Public Right of Way crosses the wider landholding. The proposed development is confined to the existing residential property and garden and will have no impact upon the route or use of the Public Right of Way.

Designations

- 2.5 The site lies within Flood Zone 1 and outside areas identified as being at risk of flooding.
- 2.6 The property lies outside the North Wessex Downs National Landscape, the boundary of which is approximately 750m to the south.
- 2.7 The property is not listed and does not lie within a Conservation Area. The nearest listed building is No. 3 Wood Street, approximately 230m west of the property.
- 2.8 There are no Scheduled Monuments, Special Areas of Conservation or Sites of Special Scientific Interest on or in close proximity to the property.

3.0 PROPOSAL

- 3.1 The proposal seeks the extension and remodelling of the existing dwelling to create a more functional and energy efficient family home. The works include the removal of the two later single storey porch additions, the raising of the existing eaves and the construction of a two storey rear extension. The proposed extension will provide an open plan kitchen, dining and sitting area at ground floor level with additional bedroom accommodation above. An ancillary outbuilding will be removed to facilitate the extension.
- 3.2 The eaves height of the existing dwelling will be raised by approximately 1m to remove the encroaching eaves internally and provide more functional first floor accommodation. A two storey rear extension is proposed, providing an open plan kitchen, dining and sitting room at ground floor level with additional accommodation above.

Scale & Design

- 3.2 The existing dwelling has a relatively low eaves height, with the roof slopes significantly encroaching into the first floor accommodation. This arrangement both restricts the usable first floor area and makes the effective insulation of the existing roof space difficult. The eaves will therefore be raised by approximately 1m, providing more functional first floor accommodation whilst allowing the roof to be reconstructed and thermally upgraded to modern standards.
- 3.3 The proposed works have been designed as a single remodelling of the dwelling rather than a series of separate additions. Projecting gables and varying roof forms are proposed to break up the overall scale and massing of the building, whilst the principal elevation has been designed with a strong degree of symmetry.

Proposed Materials

- 3.4 The existing dwelling is currently constructed in red brick which has subsequently been painted white on three sides. The north elevation is constructed of low quality unpainted red brick. The external walls have no cavity and lack thermal efficiency as such a new external red brick skin with insulated cavity is proposed in turn reducing its u value and reverting back to red brick. The proposed extensions will be constructed in matching red brick.
- 3.5 A natural slate roof covering has been chosen firstly as it is in keeping with the character of Wood Streed as its upon a number of surrounding roofs, secondly it enables the pitch of the roof to be kept lower, inturn reducing height.

Energy Efficiency

- 3.7 The remodelling will significantly improve the energy efficiency of the existing dwelling through the upgrading of the existing external walls and roof together with modern energy efficient windows and doors.

4.0 PLANNING ASSESSMENT

- 4.1 The Planning and Compulsory Purchase Act 2004, Section 38(6) states that:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

- 4.2 At the current time the statutory Development Plan in respect of this application comprises the Wiltshire Core Strategy, adopted January 2015, together with the relevant saved policies of the North Wiltshire Local Plan 2011. There is no made Neighbourhood Plan covering Clyffe Pypard.
- 4.3 The Wiltshire Design Guide was adopted as a Supplementary Planning Document in 2024 and provides further guidance in support of Core Policy 57. The Design Guide is a material consideration in the determination of planning applications.
- 4.3 The National Planning Policy Framework was revised in August 2026 and is an important material consideration. The new Framework contains national policies for decision making which took effect and became a material consideration upon publication on 17 August 2026.

5.0 IMPACT ON CHARACTER & APPEARANCE OF AREA

- 5.1 As set out within Section 2, The Rosiers comprises a detached dwelling set within a substantial plot with surrounding owned farmland extending to approximately 8.5 acres. The property lies within open countryside and outside the North Wessex Downs National Landscape or the conservation area.
- 5.2 Wood Street is characterised by a varied mix of residential properties of differing age, scale and architectural appearance, including a large proportion of substantial detached dwellings set within generous plots. There is therefore no uniform scale or architectural form which defines the immediate area.
- 5.3 This was specifically recognised by Wiltshire Council in its consideration of the replacement dwelling at Lyncroft, Wood Street (200m West) under application 20/03825/FUL. In considering the character of the area, the Council noted that the built form is diverse and that *"substantial detached dwellings such as that proposed are a common feature in this area"*. The application was subsequently approved.
- 5.4 More recently, planning permission has been granted at Field House, Wood Street under application PL/2025/09518 for a substantial two storey side extension incorporating a lower ground floor / basement and internal alterations. Whilst different in its architectural treatment, the permission provides further recent evidence of substantial additions being accommodated within the varied character of Wood Street.

Historic Character

- 5.5 The historic form of The Rosiers provides further context when considering the scale and form of development proposed. Historic Ordnance Survey mapping identifies three adjoining dwellings occupying the site, which collectively formed a similar overall footprint to the dwelling now proposed.
- 5.6 As illustrated by the historic OS Map comparison submitted with the application (snipping below), the historic built form extended further to the east than the proposed dwelling. The proposal therefore remains concentrated within an area of the site which has historically accommodated a comparable extent of built development.

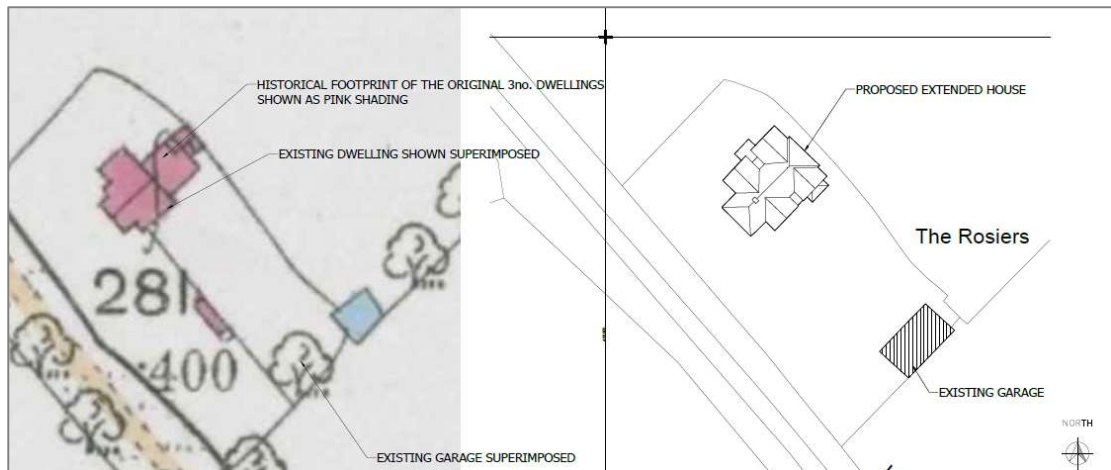


Image 1 – Historic block plan comparison

Design Approach

- 5.7 Core Policy 57 of the Wiltshire Core Strategy requires development to achieve a high standard of design and respond positively to the character of the site and its surroundings. Appendix D of the Wiltshire Design Guide provides further guidance in respect of householder extensions and advises that extensions should normally respect the form, scale and materials of the original building and remain subservient to the host dwelling.
- 5.8 Whilst the proposal does not adopt a traditionally subordinate extension approach, the works have been conceived as part of the wider remodelling of the dwelling. The existing and proposed elements have been designed together to create a coherent architectural composition which reads as a single dwelling rather than a series of separate additions.
- 5.9 This approach has recently been accepted by Wiltshire Council at Waters Edge, Ashton Keynes under application PL/2026/03864. In that case the Council acknowledged that the proposal departed from the **guidance** of Appendix D in respect of subservience, but accepted that the wider remodelling created a cohesive composition and provided clear justification for that departure.
- 5.10 The resulting dwelling has been designed as a coherent whole, with the projecting gables and varied roof forms helping to break up its overall scale and massing. The use of traditional materials and a balanced architectural design will ensure that the dwelling responds positively to the varied character of Wood Street and complies with CP57 and DP3 or the NPPF.

6.0 IMPACT ON ECOLOGY

- 6.1 Ellendale Environmental Limited has undertaken a Preliminary Roost Assessment upon the dwelling and outbuilding which concluded that the outbuilding had negligible roost potential but the dwelling did. As such, two dusk emergence surveys and a dawn activity survey during June and July 2026 upon the existing dwelling. The surveys confirmed the presence of a common pipistrelle roost within the rear roof structure of the dwelling.
- 6.2 The survey work identified the building as being used as a spring and summer roost by a low number of non-breeding common pipistrelle bats. The surveys did not identify a maternity roost, and the overall nature conservation value of the roost has been assessed as Low.
- 6.3 As the proposed works will directly affect the identified roost, a Natural England development licence will be required. The ecological assessment confirms that the bats present can be protected from harm or disturbance through appropriate mitigation and compensation measures.
- 6.4 The recommended mitigation includes the provision of replacement roosting features, appropriate timing of works and supervision of the roof and wall strip by a licensed bat ecologist. Two Schwegler Summer and Winter Bat Roosts will also be installed within the building.
- 6.5 Subject to the recommended mitigation and licensing requirements, the proposed development can therefore proceed without unacceptable impacts upon protected species.
- 6.6 Due to the application being a householder application, the application is considered to be exempt from BNG requirements. Furthermore the proposal would fall below the current de-minimis threshold with negligible habitat affected.

7.0 IMPACT ON NEIGHBOURING AMENITY

- 7.1 The Rosiers occupies a substantial plot with good separation from surrounding residential properties. The nearest neighbouring dwelling is approximately 60m away on the opposite side of Wood Street, with intervening vegetation providing further screening. The closest dwelling on the same side of Wood Street, to the east, is approximately 250m away and similarly benefits from substantial intervening vegetation.
- 7.2 Given the substantial separation distances and intervening vegetation, the proposal will not result in any unacceptable overlooking, loss of privacy, overbearing impact or loss of light to neighbouring properties. The proposal therefore accords with Core Policy 57(vii) of the Wiltshire Core Strategy and the relevant guidance contained within Appendix D of the Wiltshire Design Guide.

8 CONCLUSION

- 8.1 The proposal seeks the extension and remodelling of The Rosiers to create a more functional and energy efficient family home. The works have been designed as a coherent whole, using traditional materials and architectural forms which respond positively to the varied character of Wood Street.
- 8.2 The resulting dwelling can be comfortably accommodated within the substantial plot and is comparable with both the scale of built development historically present on the site and the substantial detached dwellings which characterise Wood Street.
- 8.3 The proposal will not result in any unacceptable impacts upon neighbouring amenity or protected species, subject to the ecological mitigation and licensing requirements identified within the accompanying Bat Activity Survey and Assessment.
- 8.4 The proposal is therefore considered to represent an appropriate form of development which accords with the relevant provisions of the Development Plan and national planning policy. Planning permission is respectfully requested.