



COTSWOLDS BRANCH

75 Pickwick Road

Corsham

Wiltshire

SN13 9BY

Design & Access Statement



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75 Pickwick Road, Corsham, Wiltshire, SN13 9BY

1. Site

1.1. The application site contains a detached property and is located within the area of Corsham, Wiltshire.

Application Site



75 Pickwick Road, Corsham, Wiltshire, SN13 9BY

2. Site & Planning History

2.1. Wiltshire district council shows the below applications have been made on the property within the last 35 years:

Application Reference	Decision Date	Description	Outcome
N/06/01670/TCA	08/08/2006	Reduction in Height of One Leyland Cypress Tree	Approved

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3. Site Assessment

3.1 The Proposed site is located on Pickwick Road in a main street area of the town of Corsham. The property has private entrance/parking. This is a semi-detached ground, first and second floor property.

Please see site plan below:



4. Proposal

Garage Conversion

Remove and replace existing roof and upgrade by means of a mono pitch roof with EDPM covering. Within this we have included for a velux window to provide natural light and trickle ventilation into the newly formed habitable living space. This will not be a bedroom, include for an en-suite or form of annex/additional living space. By doing this we are improving the thermal efficiency and u-values within the room.

The change doesn't affect car parking arrangements as there is already one remaining spaces on driveway, alongside visitor spaces upon family/friends visiting the property. The garage is currently only used for storage due to the size, whilst the proposed will **not be** used for any commercial venture nor business entity.

Within this intention is to remove the garage door and replace with a new one of similar material & colour.

The footprint of the floor plan will remain the same.

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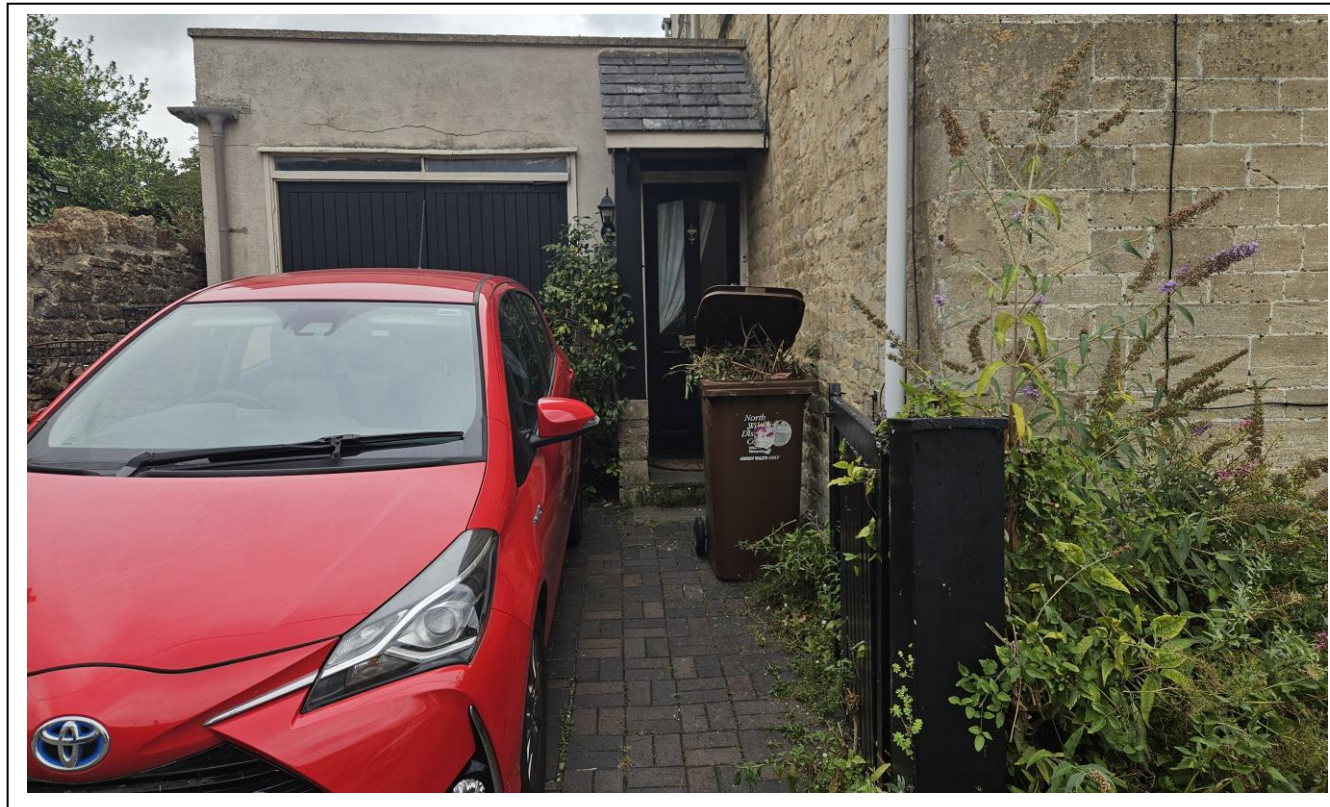
APPENDIX A

Front view of property



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APPENDIX B



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APPENDIX C



Neighbouring Property

Proposed garage

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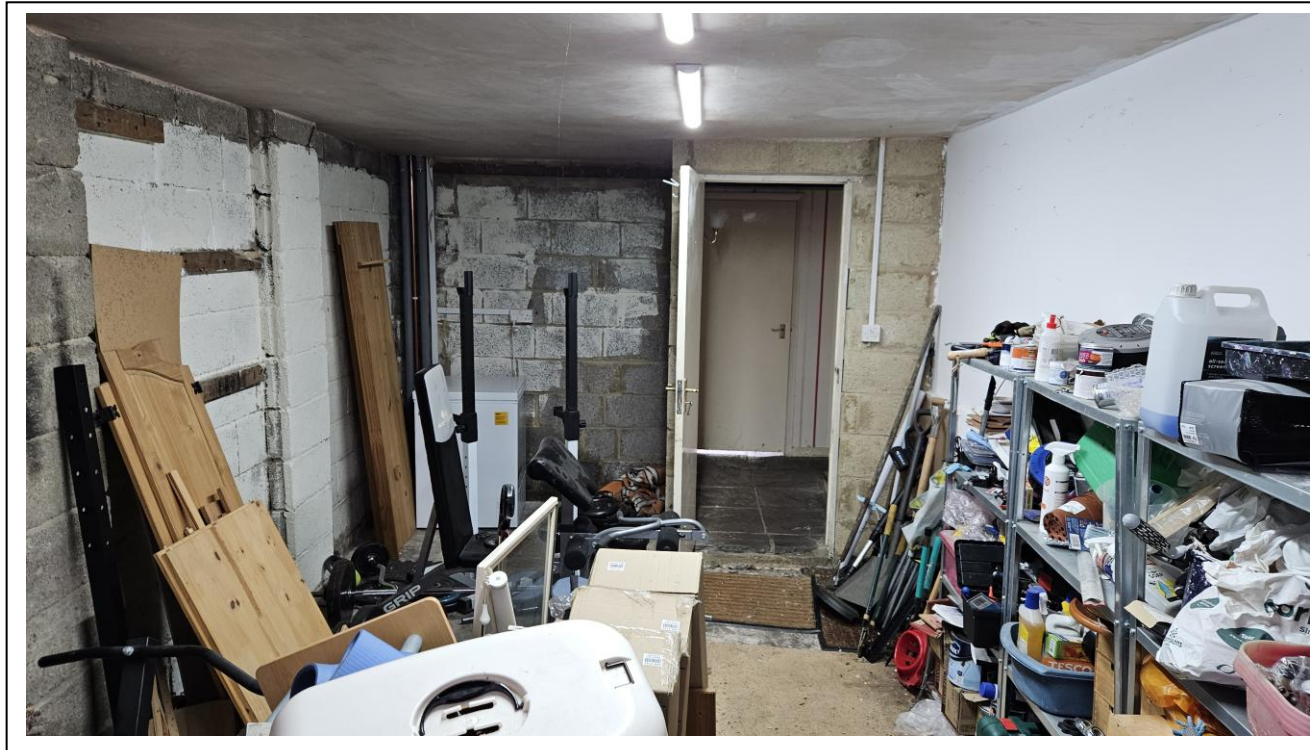
APPENDIX D

Rear of property



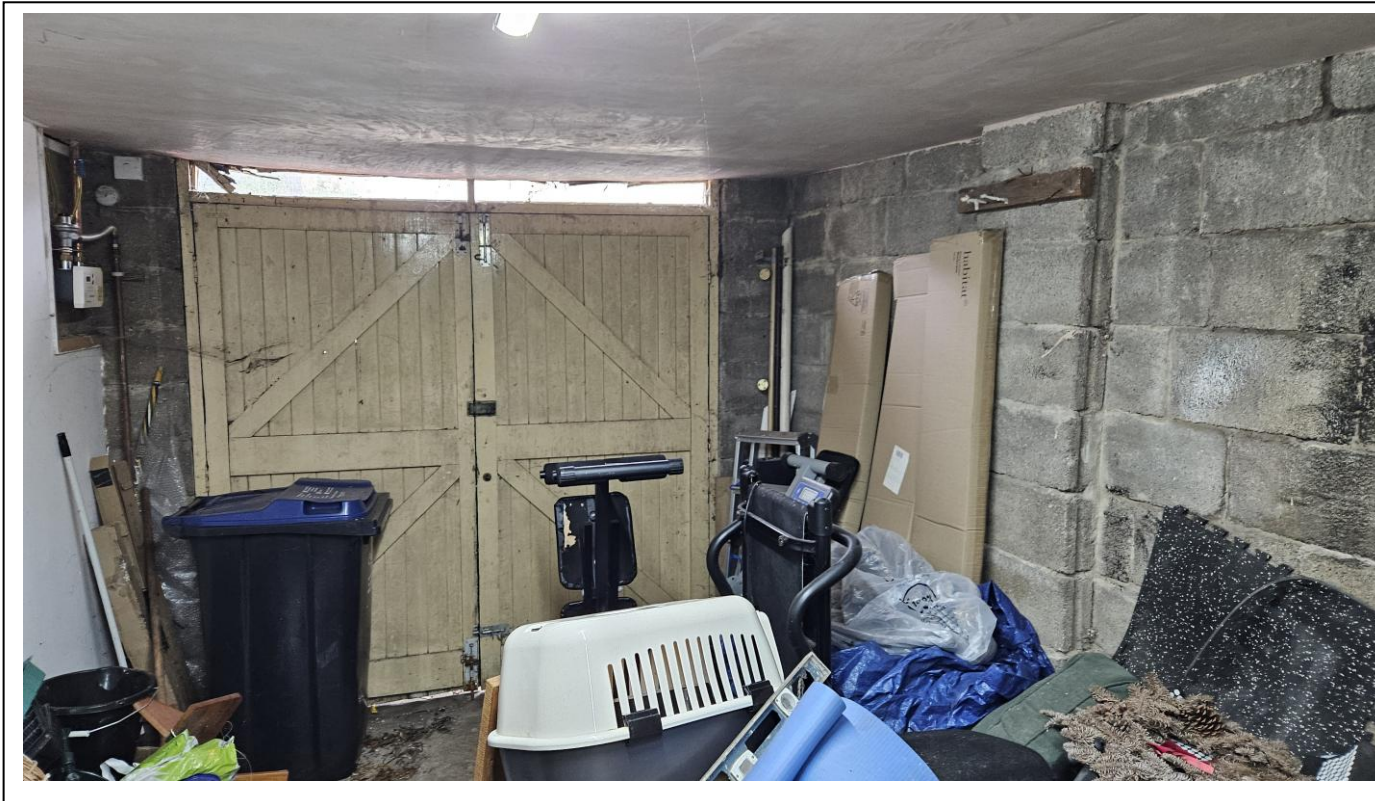
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APPENDIX E



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APPENDIX F



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5. Access & Approach

5.1 Access indicated per attached site plan.



6. Flood risk assessment

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk](#)

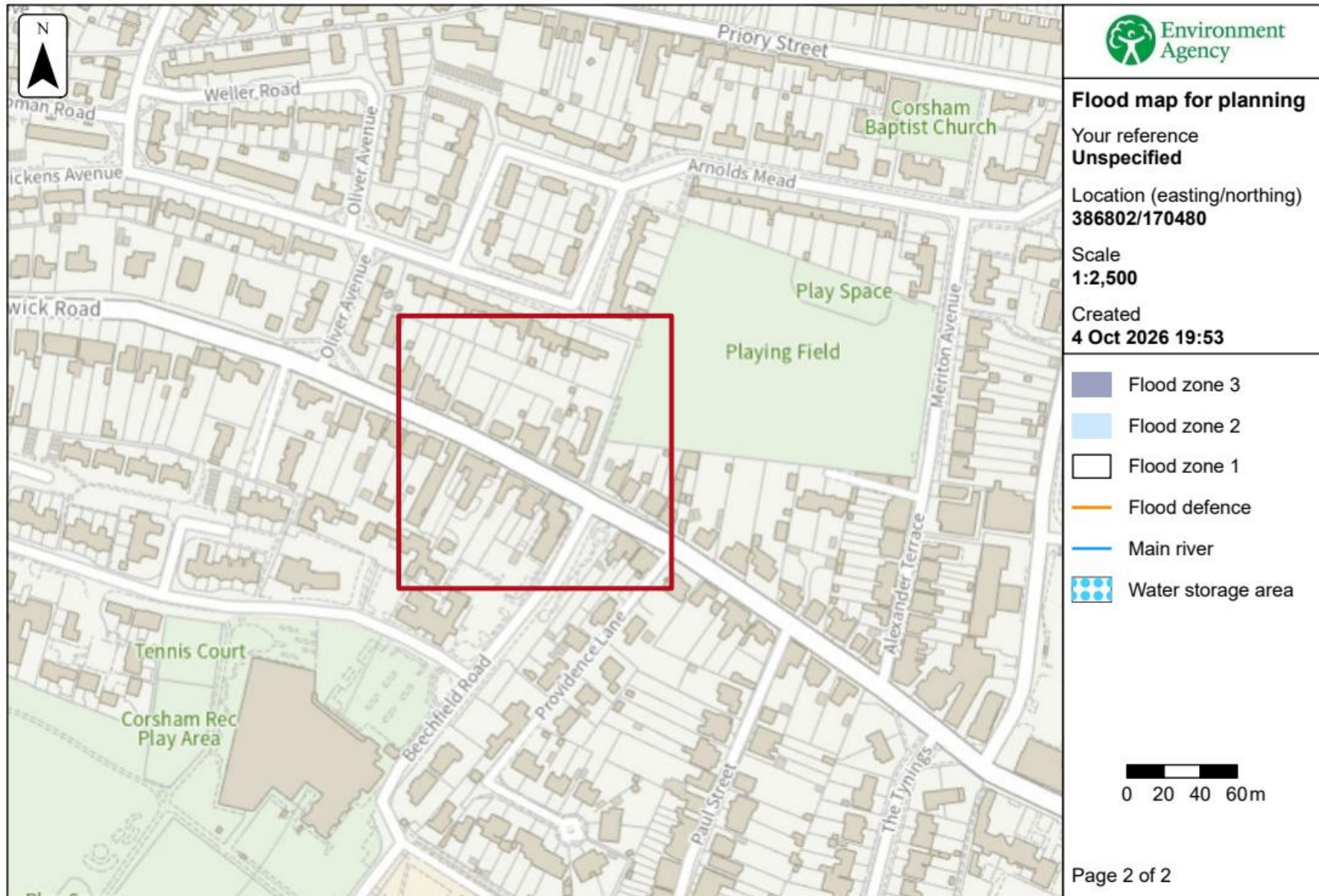
Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

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7. Conclusion

The proposed development involves the replacement of the existing, garage roof with a high-quality mono-pitch roof incorporating a flush-fitting Velux rooflight. This minor household alteration delivers clear functional improvements while fully respecting the character of the host dwelling and the surrounding Corsham area.

The application is considered to comply with all relevant planning policies for the following reasons:

Design and Appearance: The mono-pitch design complements the architectural language of the main property. The selection of materials will be of previously stated above, ensuring the structure integrates seamlessly with the street scene along Pickwick Road.

Residential Amenity: Due to the modest height, thoughtful pitch, and orientation of the new roof, the proposal will not result in any adverse impacts on neighbouring properties. There will be no significant loss of light, overshadowing, or overbearing impact. The Velux rooflight is positioned to optimize natural internal light while entirely avoiding any overlooking issues or loss of privacy for adjacent residents.

The proposal represents a sustainable, high-quality alteration that enhances the longevity and utility of an existing residential outbuilding without causing harm to local amenity or the wider environment. Consequently, the development aligns with the core objectives of the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF).

In light of these clear compliance factors and the absence of any demonstrable material harm, the Local Planning Authority is respectfully requested to grant planning permission for this application.