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Land at the rear of 7 The Stocks

– Design Access Statement

Introduction:

This design access statement is written to support the Approval of Reserved Matters Application following the Approval of the Outline Planning Application PL/2024/03269. The application seeks the development of a new self-build dwelling in the rear garden at, 7 The Stocks, Seend, Melksham, SN12 6PL.

Site Planning History:

Application: PL/2021/10743: Proposed 2 storey rear extension (Full Planning application) – Approved

Application: PL/2021/05040: Retrospective replacement of gate and fence (Householder application) – Approved

Application: PL/2024/03269: Erection of 1 self-build dwelling (Outline application relating to access) – Approved

Associated Documents:

- Honka UK – Planning Drawing Pack
- Honka UK – Sustainability Report

Proposed Dwelling:

The proposed new build dwelling will be two storey, with a standing seam roof and small section of sedum green flat roof on the elevation facing the existing 7 The Stocks dwelling. There is a proposed double garage which will have the same standing seam roof as the dwelling house.

The dwelling will contain 4 double bedrooms, 1 on the ground floor and 3 on the first floor. The ground floor will contain kitchen/dining room as well as the lounge along the South elevation. The ground floor bedroom / study room is on the North elevation facing 7 The Stocks.

The design has taken into account the local setting and neighbouring properties by keeping any glazing facing towards 7 The Stocks as predominately bathroom / WC windows which will all have privacy glazing to reduce the risk of overlooking. The proposed new dwelling is approximately 28m away from the existing dwelling and due to the natural slope of the site sits lower than the existing building reducing impact on views, solar gains / rights to light, and overlooking.

The external materials are covered in section 3.0 and have been chosen to retain the agricultural nature of the barn and local area.

Key Planning Policies:

The following policies from the Wiltshire Core Strategy 2011-2026 are relevant to this application:

- **Core Policy 1: Settlement Strategy**
- **Core Policy 2: Delivery Strategy**
- **Core Policy 15: Melksham Area Strategy**
- **Core Policy 41: Sustainable construction and low-carbon energy**
- **Core Policy 51: Landscape**
- **Core Policy 57: Ensuring High Quality Design and Place Shaping**
- **Core Policy 61: Transport and New Development**
- **Core Policy 67: Flood Risk**

The Seend Neighbourhood Plan (2021) also forms part of the Development Plan. The relevant policies for this application are:

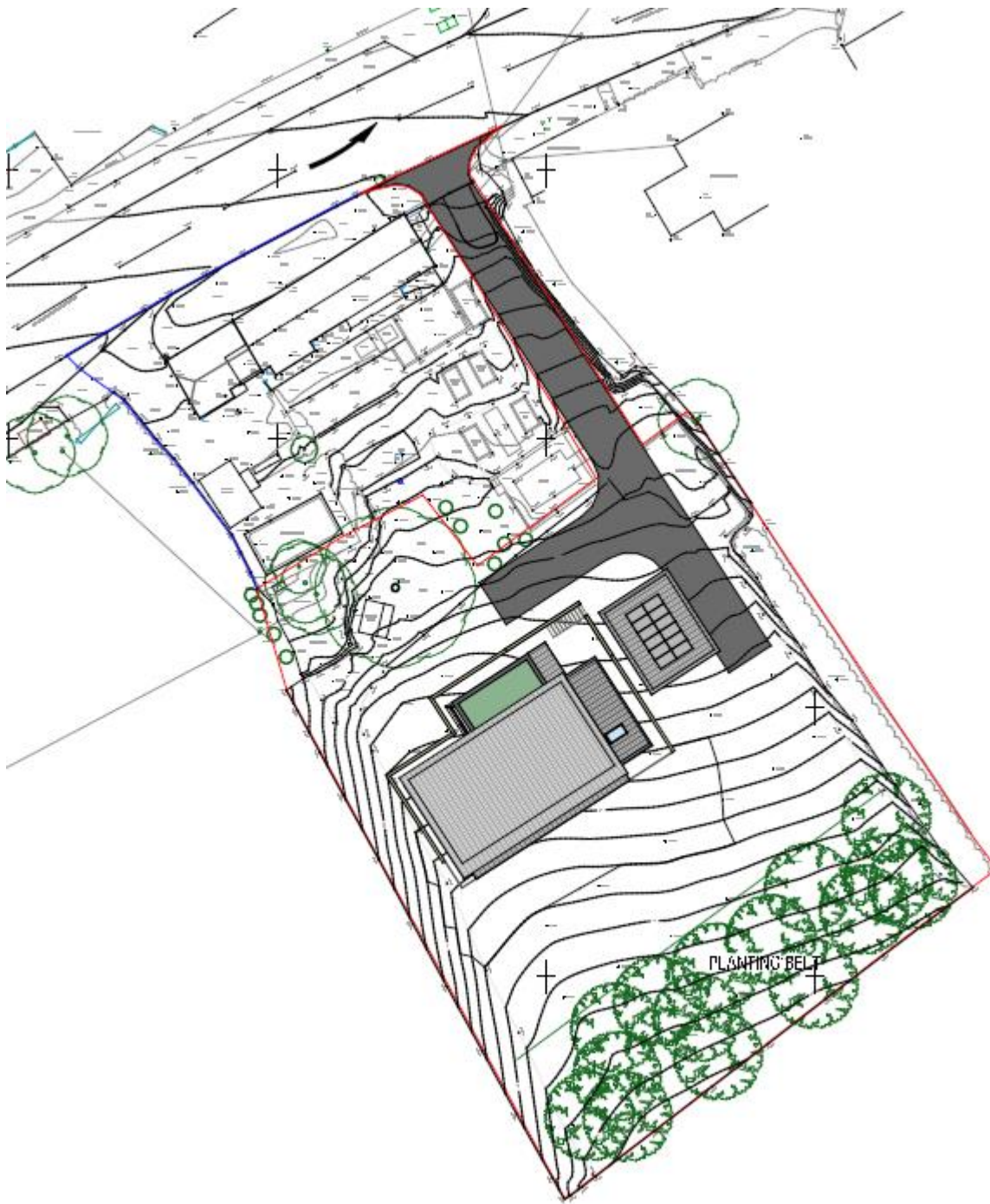
- **SP1: Locally Distinctive, High Quality Design**
- **SP4: Landscape and Local Key Views**
- **SP12: Custom and Self-build Design**
- **SP13: Climate Change and Sustainable Design**
- **SP14: Impact of Development on Highways and Traffic**

The National Planning Policy Framework (NPPF) is also a material consideration in the determination of this application and will influence the decision of this application greatly.

The proposed self-build dwelling has been considered against the relevant provisions of the National Planning Policy Framework (NPPF), the current version of the NPPF favours sustainable development and seeks to ensure that planning decisions support the delivery of sustainable homes in appropriate locations. The proposal will provide a high-quality self-build home within an existing residential curtilage, making effective use of previously developed domestic land whilst respecting the character and appearance of the surrounding area. The development has been designed to provide an attractive and sustainable form of residential development, with due regard to neighbouring amenity, biodiversity, and environmental considerations. As a modest infill development within an established settlement, the proposal will contribute to local housing supply. It is therefore considered to represent sustainable development for which planning permission should be granted.

Furthermore, the proposal will deliver a custom/self-build dwelling, supporting the Government's objective of widening opportunities for home ownership and increasing housing choice. The development makes efficient use of a suitably located residential plot within the existing settlement boundary, thereby reducing pressure for development in less sustainable locations. The scale, layout and design of the dwelling have been carefully considered to ensure that it integrates successfully with its surroundings and preserves the amenity of neighbouring occupiers.

Site Plan:



Proposed Site Plan

The proposed access is to be altered to the opposite side of 7 The Stocks, this is less intrusive to the existing dwelling, by moving the access it will provide safer egress to the highway away from the existing bus stop and leave 7 The Stocks access unaltered. The altered access also provides means of turning for emergency service vehicles as required under Building Regulations for a dwelling at this distance from the public highway.

The dwelling proposal is for a cut and fill excavation due to the site levels, the two-storey dwelling sits lower down the site thanks to this method of resolving the levels issue. The planting belt as approved during the original Outline Application will be retained.

Surface water will be collected from the new dwellings roof and non-permeable areas and sent to a soakaway within the site area. Foul water will be sent to package treatment plant and discharged to a drainage field along the South East boundary between the planting belt and dwelling.

Materials:



The proposed dwelling is to be clad with a untreated Western Red Cedar or similar timber cladding that will naturally grey over time with weather exposure.

The example image to the left shows how the timber will look when weathered and left untreated.

The cladding provides a modern aesthetic and is to be complemented with the addition of natural stone slip cladding.



We are proposing a natural limestone slip in ZClad Autumn Gold colour blend to reflect the warm buff and honey-coloured limestone characteristic of the local traditional buildings within Seend. This material has been chosen to complement the existing stone buildings surrounding the site.

The stone clad area is predominately focused around the single storey “snug / ground floor bedroom” as well as the ground floor covered areas with timber cladding focused on the first floor.

Areas of vertical silver-grey timber cladding are proposed as a complementary material to the natural limestone cladding. The use of timber reflects the rural character of the area and introduces variation in texture and appearance, while the muted silver-grey finish provides a subtle contrast to the warm stone tones. Together, these high-quality natural materials create a balanced and visually attractive design that responds positively to the local vernacular and setting.



We are proposing a metal standing seam roof finish to this project. The final colour for the metal roofing, barge board, and fascia boards will be dark grey finish.

Proposed photovoltaic panels will be fitted using a metal bracket and rail system to the garage roof. Standing seam roofs allow for easy install of additional PV panels at a later stage to further increase the energy performance of the build.

All new doors and windows to be RAL 7032 external frames with aluminium colour matched cills, window and door openings to have timber cladding returned into the reveals. Roof skylight to have black/dark grey frames with flashing to colour match the roof covering.

Driveway and parking to be finished with permeable gravel, the first 5m of the proposed new driveway to be installed with permeable tarmac from the edge of highways main road to the proposed new gateway. The boundary treatment to the East and West elevation is the existing hedgerow planting that will be reinforced and enhanced where needed. To the North and along the new driveway there is to be a 1.8m tall feather edge closeboarded fence.

Summary:

In summary we trust that this statement, attached photos, & submitted drawings will provide sufficient information to both Wiltshire Council and the general public to consider and approve this application.

Dated 01.10.2026