

Planning
Wiltshire Council
Monkton Park Offices
Monkton Hill
Chippenham
SN15 1ER

Ref: Meadow House – (Ref: 2503)

16.07.26

Dear Sir/Madam,

RE: Householder application for Meadow House, Fovant, SP3 5JW

Please find enclosed our planning application.

Accompanying this application are the following:-

Drawings

P01 Site location plan

P02-P11 Planning Drawings

V01-V04 Visualisations

D&A Statement (below)

Ecology Report

Negotiation

All matters to do with this application are negotiable. If for any reason you are unable to delegate or recommend for approval, please contact me as soon as possible so that I may have the opportunity to make any necessary alterations or amendments.

Yours sincerely

Peter Robinson RIBA
Architect

Design and Access Statement



1. Introduction

Project address: Meadow House, Dinton Road, Fovant, SP3 5JW

The applicants wish to make improvements to their chalet bungalow/house. They would like a larger master suite that can benefit from the fantastic views to the rear of the property. The intention is to match the glazed gable facing the garden with a second identical one. The garage is to be extended forward to accommodate the master ensuite and dressing area and to provide a new front door facing the highway. Alongside this it is proposed to create a subterranean garage at the bottom of the drive in the rear garden.

2. Context & Site Analysis

The property lies within the village of Fovant in the Cranbourne Chase Natural Landscape. To the West is a similar chalet bungalow/house built at the same time as the applicants' property. Another bungalow sits above this to the East. There are a range of building types and forms within Fovant and within the immediate vicinity. There is no clear style or character to this part of the village. Some buildings are hipped, others have gables facing the road, while others still, have gables running from side to side and eaves facing the road.

The house sits to the front of its plot which slopes down towards the river. It currently has a cropped hipped roof with a number of rooflights at first floor level. Parking is to the front of the property off a drive shared with the neighbour.

Rock Architecture Studio

tel. 07831 364182. email. peter@rockarchitectural.co.uk



Site Analysis

3. Design Principles & Concepts

- **Use:**

The property is a dwelling house within a village that is almost exclusively residential.

- **Scale:**

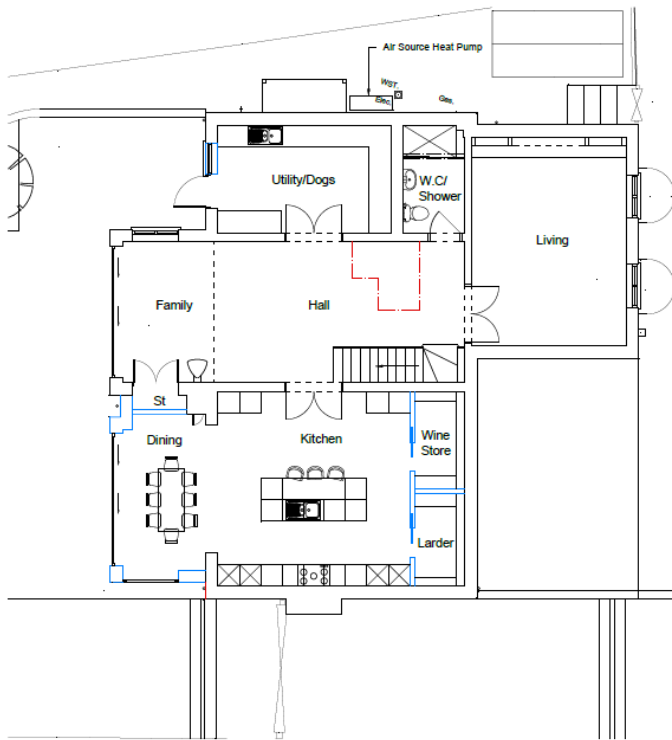
The house is large but from the street appears much smaller. It is a chalet bungalow at the front but due to the sloping site it is 3 storeys high at the rear. The proposal is for a modest increase in floor area with 11.5m² added to the front and 21m² added over two floors at the rear.

- **Layout:**

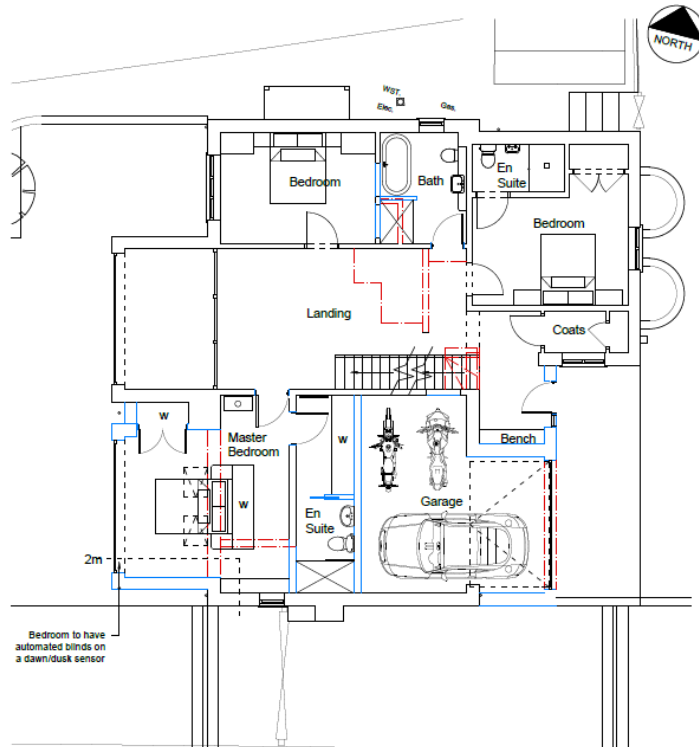
The intention is to change the internal layout to give a larger, more welcoming hall space to the front and a secondary access to the rear with access to a new utility room. Moving the stairs allows for more space and more comfortable vertical circulation. The master bedroom will move into the new extension at first floor, making the most of the excellent views. At ground floor the existing kitchen will be remodelled to make use of the additional space created by the extension.

- **Sustainability:**

To improve efficiency, the applicants propose using an air source heat pump to service the entire house in place of their existing combustion boiler. The extended garage roof to the front of the house would offer the opportunity for a few PV panels to be installed.



Lower Ground Floor Plan
1:100@A3



Upper Ground Floor Plan
1:100@A3

Final floor plans (NTS)

- **Appearance:**

The character of the house will not change greatly from the front or back. The garage door will be brought forward but still be set back from the right-hand part of the house. The front door will be moved to the front elevation giving it more visibility. A new rear gabled extension matches the existing in form and the two will have new glazing so they read as a pair. This reduces the clutter currently seen on the rear elevation with various dormers, gables, and rooflights all visible and misaligned. A sub terranean garage will be located out of sight at the rear of the garden, accessed from an existing drive. A hedge running above the garage will provide a visual end to the garden as well as provide protection against falling.



A sketch of the subterranean garage at the bottom of the garden.

- **Landscaping:**

The landscaping will largely remain the same but will be modified to allow for the amendments to the house. The new subterranean garage will require the drive to be modified to turn into the garage and a new hedge will be planted over the top of the garage.

4. Access

The access to the property remains the same. However, the front door will move to the front elevation making it more visible from the road.

5. Ecology

Please see the ecology report submitted with this application

6. Pre-App Advice

Pre-application advice (ENQ/2026/00629) was sought and generally the concept of a second gable extension and garage extension were deemed acceptable. While a flat roofed detached garage at the front of the property was also considered acceptable, the officer noted that "...It is not typically considered appropriate, or of valuable contribution to visually amenity, for a garage to be positioned in front of the main dwelling...". It was also considered preferable to omit the garage at the front and retain the drive area. The internal alterations have been amended but were previously considered acceptable. The external amendments were also considered broadly acceptable and are largely the same within this application. However, there was some concern about the light spill from the glazed gable into the National Landscape. The glazed gable extension covers existing areas of glazing and therefore there is only a modest increase in glazing proposed. This is within the context of an existing settlement, where there is already light spill, rather than in open countryside. However, this is to be mitigated by dawn and dusk sensors on the blinds to the master bedroom glazing minimising light spill from this room.

Application PL/2026/04663 has recently been granted confirming lawful use of the rear of the garden which has been used as such since the applicants purchased the house in 2009.

7. Design Process

A number of design options were considered in order to provide the applicant with a better master suite at first floor level and an enlarged kitchen at ground floor. The lengthy design process included involvement from two architectural practices and pre-application advice.

8. Summary

This application seeks planning permission for a sympathetic, two storey rear extension and a single storey front extension along with a subterranean garage at Meadow House, Fovant. It is designed to enhance the existing dwelling without harming the character of the village setting. The design utilises materials (matching red brick and grey slate) that are commonly found in the village, ensuring harmonious, high-quality development. The proposal maintains ample amenity space and respects the National Landscape in which it lies.



Artist impression of the final design for the front of the property



Artist impression of the final design for the rear of the property