

# DESIGN AND ACCESS STATEMENT

IN SUPPORT OF A

## FULL PLANNING APPLICATION

FOR

## A NEW DWELLING

PREPARED BY

**ATELIER 17 LTD**



Rev -

January 2023

## **Design and Access Statement**

### **Proposed New Dwelling in the garden of No. 3 The Wings, Gibbs Close, Westbury**

This document has been prepared by Atelier 17 Ltd on behalf of the site owners. It forms part of a submission for a Full Planning Application and should be read in conjunction with following documents:

#### **Application Forms**

#### **Drawings**

A17 26 20 S01 Location Plan  
A17 26 20 S02 Existing Block  
A17 26 20 S03 Existing Plans and Elevations  
A17 26 20 P01 Proposed Block Plan  
A17 26 20 P02 Proposed Floor Plans  
A17 26 20 P03 Proposed Elevations

#### **Applicant**

Chris Clothier

#### **Date**

September 2026

#### **Site**

Garden land at No. 3 The Wings, Gibbs Close, Westbury

#### **Proposal**

Erection of a single storey 1no. bedroom detached dwelling utilizing existing below DPC construction in the side garden of No. 3 Gibbs Close, Westbury

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1. Introduction

This Design and Access Statement (DAS) accompanies a full planning application for the construction of a high-quality, standalone 1-bedroom dwelling on land at No. 3 The Wings, Gibbs Close, Westbury.

The site benefits from an existing structure that was lawfully constructed up to damp-proof course (DPC) level under Class E Permitted Development rights for an outbuilding/garage. The existing foundation and below-ground engineering works have been executed strictly in accordance with modern building regulations and structural standards, rendering them entirely suitable to support the proposed lightweight, 1-bedroom residential structure without further ground disturbance.

This revised scheme directly addresses and resolves the refusal reasons set out under planning application **PL/2024/11174** (refused for a proposed annexe), pivoting the development model from an "ancillary unit" to an independent, policy-compliant C3 residential unit tailored specifically to small-household housing needs in Westbury.

2. Planning History, Permitted Development Baseline & Housing Land Supply

2.1 The Permitted Development Baseline (Existing Footprint)

The application site has an established physical and lawful baseline. Construction was undertaken to erect a large domestic outbuilding/garage under standard Permitted Development rights (Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended). Construction was lawfully commenced under these rights, with the structure currently built up to DPC level.

- **Structural Integrity:** The existing substructure and foundation work executed under Permitted Development are structurally sound and meet all relevant building regulations standards required for residential load-bearing walls.
- **Fallback Position:** The physical presence of this lawfully constructed building footprint up to DPC level establishes the acceptability of a built form of this scale, footprint, and position on the plot. The reuse of these existing foundations represents an efficient and sustainable fallback position for the site.

2.2 Five-Year Housing Land Supply Deficit & The "Tilted Balance"

A critical material planning consideration in the determination of this application is Wiltshire Council's current housing land supply deficit.

| WILTSHIRE HOUSING LAND SUPPLY POSITION |            |
|----------------------------------------|------------|
| NPPF Requirement                       | 5.00 Years |
| Wiltshire Current Position             | 2.80 Years |
| Current Deficit                        | 2.20 Years |

- **Inability to Demonstrate a 5-Year Supply:** Wiltshire Council cannot currently demonstrate a 5-year supply of deliverable housing land. The Council’s position stands significantly below the required target at **2.8 years**.
- **Engagement of Paragraph 11(d) of the NPPF (The Tilted Balance):** In accordance with Footnote 8 and Paragraph 11(d) of the National Planning Policy Framework (NPPF), where a Local Planning Authority cannot demonstrate a 5-year supply of deliverable housing land, the policies which are most important for determining the application are considered out-of-date. Consequently, the **"tilted balance"** applies, meaning 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 as a whole.
- **Importance of Windfall and Small Brownfield Sites:** While individual small-scale developments on their own do not resolve a major housing deficit, the collective contribution of windfall dwellings on sustainable, brownfield/infill sites is vital. Paragraph 70 of the NPPF highlights that small and medium-sized sites make an important contribution to meeting the housing requirement of an area and can often be built out quickly.
- **Sustainable Infill:** Reusing a brownfield site with existing DPC-level foundations within the defined settlement boundary of Westbury provides a deliverable, immediate contribution to local housing stock without encroaching on greenfield land.

2.3 Refusal of Application PL/2024/11174

2.3.1 Summary of Refusal

Application PL/2024/11174 sought permission for an annexe structure on the site. It was refused primarily due to a conflict between the proposal's complete functional independence and its label as an "ancillary annexe," alongside concerns regarding over-development, lack of amenity space, and poor outlook toward the adjacent Electricity Distribution Site.

2.3.2 Directly Overcoming Grounds of Refusal

This current application directly overcomes each ground of refusal:

| Refusal Reason (PL/2024/11174)                                                                                                            | Resolution in Current Proposal                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Functional Independence &amp; Planning Unit:</b> Scheme attempted to be an annexe but lacked physical/functional reliance on No. 3. | <b>Resolved:</b> The current application drops the annexe moniker entirely and applies for a standalone, self-contained 1-bedroom dwelling house (Class C3), creating a clear, policy-supported independent planning unit. |
| <b>2. Cramped Over-Development &amp; Character:</b> Annexe layout felt                                                                    | <b>Resolved:</b> The design has been made richer, more articulated, and generally of a much higher quality design                                                                                                          |

| Refusal Reason (PL/2024/11174)                                                                                                                                 | Resolution in Current Proposal                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| crammed and non-complementary to local context.                                                                                                                | that is complementary to the surrounding buildings and streets. The revised massing and elevated architectural detailing ensure the proposed building forms an attractive addition to the locality rather than a cramped addition. Internally, reducing the accommodation from a 2b 3p unit to a 1b 2p has allowed for a better standard of accommodation.                                               |
| <b>3. Amenity &amp; Outlook onto Substation:</b> Inadequate private garden space and principal windows facing directly onto the Electricity Distribution Site. | <b>Resolved:</b> The outlook to the rear faces onto a dedicated courtyard space enclosed by a 1.8m high typical domestic fence, which entirely screens and blocks any view of the substation. Furthermore, the bedroom features a large, primary window with an attractive outlook directly onto the planted landscaping area of the front garden.                                                       |
| <b>4. Amenity Space Pressure &amp; Spatial Proportionality:</b> Concerns regarding insufficient private outdoor amenity for occupiers.                         | <b>Resolved:</b> Changing the proposal to a 1-bedroom dwelling significantly reduces the demand and pressure for large external amenity space compared to family-sized homes. The provision of private external garden space here is far greater and substantially more usable than one would typically expect or encounter with a standard 1-bedroom flat of a similar scale in a town center location. |

### 2.3.3 Precedent and Decision-Making Consistency (Planning Ref: 19/11982/FUL)

In relation to the third ground of refusal under PL/2024/11174 regarding the outlook onto the Electricity Distribution Site, significant weight must be given to local planning precedent established by Wiltshire Council on Gibbs Close itself.

Under approved planning application **19/11982/FUL** (located immediately adjacent on Gibbs Close), Wiltshire Council granted full planning permission for a residential development including 4 dwelling units that directly overlook the exact same Electricity Distribution Site with no screening. Whilst these are across the road, they look straight on to the heavy plant on the Electricity Distribution Site where as this application overlooks (in its current state without screening) heavy vegetation and an enclosed isolated single storey brick building. We believe this illustrates potential inconsistency in decision-making by the Local Planning Authority.

Notwithstanding this demonstrable inconsistency, the current proposal proactively resolves any subjective amenity concerns by completely re-orienting primary windows away from the substation, erecting 1.8m enclosure fencing to screen rear views completely, and orienting the bedroom toward

the planted front garden—ensuring an appropriate standard of internal and external residential amenity within a built up urban context.

### **3. Social & Market Benefits: Single-Storey, 1-Bedroom Dwellings**

#### **3.1 Scarcity of small Single-Storey Homes in Modern Housing Supply**

In contemporary commercial housing development, single-storey dwellings (bungalows and ground-floor standalone units) are rarely constructed by volume housebuilders. High land purchase costs and construction overheads incentivize developers to prioritize multi-storey houses or high-density multi-storey apartment blocks to maximize square footage per plot. Consequently, single-storey, low-density dwellings represent an increasingly rare and under-supplied typology within Westbury and the wider Wiltshire area.

#### **3.2 Key Housing Market & Social Benefits**

The provision of a standalone, single-storey, 1-bedroom house on this infill plot yields substantial planning and social benefits that carry significant weight under Paragraph 60 and Section 5 of the NPPF:

- **Entry-Level Affordability:** The unit offers a genuinely accessible entry point into the local housing market as a starter home for young professionals or single-person households who are otherwise priced out of market-rate family homes in Westbury.
- **Facilitating Local Downsizing:** The single-storey layout provides an ideal home for older residents wishing to downsize from larger, multi-storey family homes within the surrounding neighbourhood. Downsizing releases under-occupied family-sized housing stock back into the local market, generating a positive trickle-down effect across all levels of the housing ladder.
- **Lifetime Accessibility & Inclusivity:** Level-threshold, single-storey living inherently eliminates mobility barriers associated with stairs. This makes the home highly adaptable and accessible for individuals with reduced mobility, physical disabilities, or aging-in-place needs, directly supporting Wiltshire Core Strategy objectives for inclusive and sustainable communities.

### **4. Site Context & Heritage Impact Assessment**

#### **4.1 Site & Surrounding Context**

Gibbs Close is characterized by mid-to-late 20th-century residential developments featuring a variety of modern architectural styles, materials, and suburban spatial layouts.

#### **4.2 Host Dwelling**

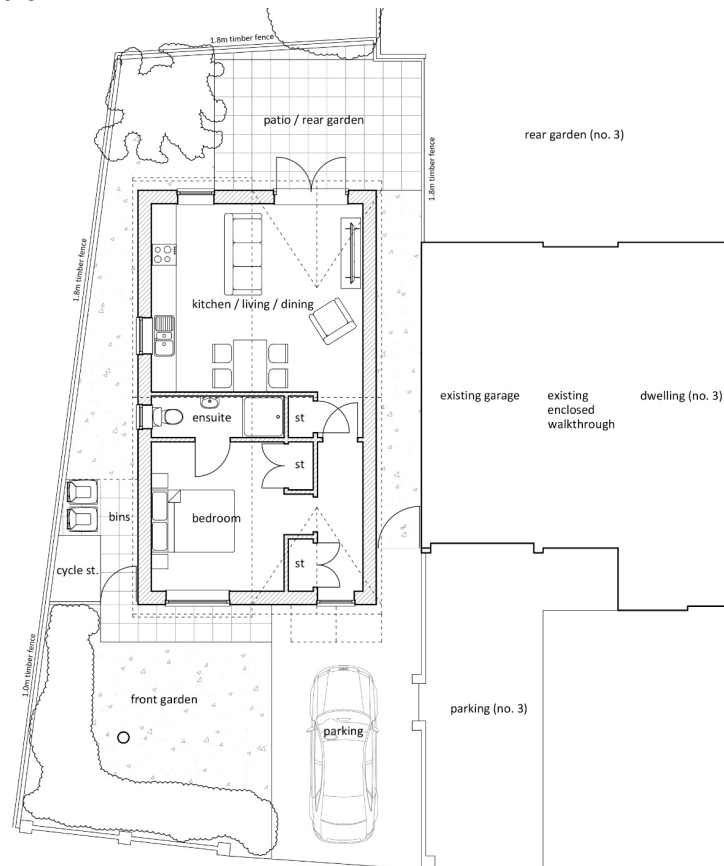
No . 3 The Wings, Gibbs Close is one of a group of three 1970s singles story dwellings known as The Wings. It is of typical vernacular design, construction and materials of that time consisting of dark red bricks, white painted render and concrete interlocking tiles roof. Windows and doors are generally of replacement uPVC.

### 4.3 Heritage Impact (Conservation Area Boundary)

The site directly borders the boundary of the Westbury Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

- **Lack of Heritage Contribution from Immediate Context:** The immediate surroundings facing Gibbs Close consist exclusively of modern domestic developments and infrastructure (including the adjacent Electricity Distribution Site). These existing structures make **no positive contribution** to the historic significance or setting of the adjacent Conservation Area.
- **Neutral / Enhanced Setting:** The proposed design replaces an exposed DPC slab and uncompleted site with a high-quality, contemporary residential building. Through careful selection of materials (matching local brickwork and modern composite elements), the development will safeguard the setting of the adjacent Conservation Area while visually upgrading the immediate street scene.

## 5. Design & Layout Proposals



### 5.1 Design

The design of the unit as illustrated above provides an open plan living, kitchen, dining space, double bedroom with ensuite shower room, 3 areas of built in storage and dedicated hallway. Externally, there is a single parking space and landscape garden to the front, pedestrian access to both side of

the dwelling with the north side providing secure bin and cycle storage and an enclosed courtyard to the rear. The total internal GIA is 49.5sqm.

## 5.2 Use & Amount

- **Use:** Class C3 (Single Residential Dwelling).
- **Amount:** 1 x 1-bedroom, 2-person single-storey dwelling unit.
- **Footprint:** Utilises the exact footprint of the Permitted Development DPC structure, preventing any additional spread or loss of permeability across the site.

## 5.3 Layout & Residential Amenity

- **Addressing Outlook (Electrical Substation):** The bedroom features a large window opening directly onto the planted front garden. The rear courtyard is enclosed with a 1.8m high fence that completely blocks any view toward the electrical distribution site.
- **Private Amenity Space:** The site plan incorporates a dedicated, fully enclosed private rear courtyard garden. This provides usable outdoor space that is far more generous than typical town-center 1-bedroom flats

## 6. Relevant Planning Policy Compliance

The proposal has been designed to satisfy all local planning objectives set out in the **Wiltshire Core Strategy (adopted 2015)**, the **National Planning Policy Framework (NPPF)**, and the **Wiltshire Design Guide (2024)**.

### **Core Policy 1 (Settlement Strategy) & Core Policy 2 (Delivery Strategy):**

Westbury is designated as a Principal Settlement capable of accommodating sustainable infill development. The site lies within the defined limits of development, promoting efficient use of previously developed land.

- **Core Policy 32 (Transport):**

The site provides off-street parking and secure bicycle storage in full accordance with local highway authority standards, promoting sustainable transport choices.

- **Core Policy 57 (Ensuring High Quality Design & Place Shaping):**

- Respects the scale, height, massing, and density of surrounding modern properties while delivering a richer, more articulated design.
- Ensures adequate building separation to avoid overbearing or loss of daylight/privacy to neighbours.
- Solves previous amenity deficiencies by re-orienting windows, introducing 1.8m screening, and providing private courtyard space superior to town center flats.

- **National Planning Policy Framework (NPPF):**

- **Paragraph 11(d):** Presumption in favour of sustainable development engaged due to the 2.8-year housing land supply deficit.
- **Section 5 (Paragraph 60):** Delivering a wide choice of high-quality homes, specifically starter units and accessible single-storey accommodation for downsizing.
- **Section 11:** Making effective use of land by building on an already constructed Permitted Development DPC foundation.
- **Section 12:** Achieving well-designed places.
- **Section 16:** Conserving and enhancing the historic environment.

## 7. Access, Parking & Sustainability

- **Vehicular & Pedestrian Access:** Direct, safe access is provided off Gibbs Close via existing driveway infrastructure.
- **Parking:** 1 dedicated off-street parking space is provided, equipped with an Electric Vehicle (EV) charging point.
- **Waste & Cycle Storage:** Dedicated, screened bin storage and a secure cycle store are integrated into the rear/side courtyard layout.
- **Construction Efficiency:** Reusing the existing DPC level foundation minimizes carbon output during construction, embodied energy loss, and site disruption.

## 8. Conclusion

This planning application represents a logical, sustainable, and high-quality infill development at No. 3 Gibbs Close. By applying for an independent 1-bedroom dwelling rather than an annexe, the scheme resolves the legal and functional issues raised under application PL/2024/11174.

Crucially, given Wiltshire Council's severe housing land supply deficit of **2.8 years**, the presumption in favour of sustainable development (the "tilted balance" under NPPF Paragraph 11d) is engaged. The delivery of a deliverable, high-quality 1-bedroom home on a brownfield site carrying an implemented DPC foundation carries significant positive planning weight. Furthermore, providing a rare single-storey unit meets critical local demand for accessible housing, starter homes, and downsizing options.

Through elevated architectural quality, re-oriented window layouts toward the planted front garden, 1.8m boundary screening, and external courtyard space superior to typical town-center flats, particularly those achieved through conversion, the proposal delivers an exceptional standard of residential amenity. The scheme preserves the setting of the adjacent Conservation Area and aligns fully with Core Policies 1, 2, 32, and 57 of the Wiltshire Core Strategy and the NPPF.

Atelier 17 Ltd  
September 2026

## Appendix 1 – Site Photographs



