

PLANNING STATEMENT – 9th October 2026

16 Church Path, Purton, SN5 4DR

Proposed Development

Demolition of existing rear single-storey extension with balcony over and erection of a new single-storey oak-framed extension with pitched roof, associated rear oak-framed veranda, alterations to the rear elevation including timber larch cladding and bespoke windows, replacement of existing uPVC windows and doors with painted timber units, and installation of renewable energy measures.

1. Introduction

This Planning Statement has been prepared in support of an application for alterations and improvements to **16 Church Path, Purton, SN5 4DR**.

The property is located within the **Purton Conservation Area** and the proposals have therefore been carefully considered in relation to the character and appearance of the existing property, its immediate surroundings and the wider Conservation Area.

The principal element of the proposal is the removal of the existing rear single-storey extension, which incorporates a balcony over, and its replacement with a new, sensitively designed **oak-framed single-storey extension with a pitched roof**, keeping the same footprint.

The proposal also includes improvements to the appearance and environmental performance of the existing dwelling, including:

- Replacement of the existing rear extension and balcony with a new oak-framed extension;
- A pitched roof to the new extension;
- Timber **larch cladding** to the existing rear wall above the new extension;
- Bespoke windows inserted into the rear elevation;
- A new rear oak-framed veranda incorporating glazed roof panels;
- Replacement of all existing uPVC windows and doors with traditional **painted timber windows and doors**, finished in **French Grey**;
- Installation of **Solar PV panels** to the rear roof slope of the existing dwelling;
- Installation of an **Air Source Heat Pump (ASHP)** to the front of the property.

- Installation of a small timber cabinet to the front of the house to house Inverter and Battery storage.

The proposals have been designed as a comprehensive improvement to the dwelling, with particular emphasis placed on the use of appropriate natural materials and a design approach that respects the character of the Conservation Area.

2. Site and Surroundings

No. 16 Church Path is an existing residential property situated within Purton.

The property is accessed from a narrow private footpath approximately **1.3 metres wide**. The footpath is used only by the occupants/users of No. 16 and the adjoining property, No. 17 Church Path.

The front of the property is characterised by this private pedestrian access, with a garden wall located opposite the application property. This wall forms the boundary of **No. 18 Church Path**.

The existing dwelling has already been extended to the rear by way of a single-storey extension with a balcony above. The current extension forms part of the existing built form of the property and provides the context for the proposed replacement extension.

The proposal seeks to replace this existing form with a more traditionally designed oak-framed structure which is considered more sympathetic to the character of the dwelling and its Conservation Area setting.

3. Conservation Area Considerations

The application property is located within the Purton Conservation Area and particular consideration has therefore been given to the potential effect of the proposals on the special character and appearance of the area.

The proposed development has been designed to ensure that the alterations are sympathetic to the existing dwelling and do not result in harm to the wider Conservation Area.

The replacement rear extension will be constructed principally using **oak framing**, with a pitched roof form. Oak is a natural and traditional material which is considered appropriate within the historic environment and will provide a visually attractive and sympathetic addition to the property.

The use of timber is further reinforced by the proposed **larch cladding** to the existing rear wall above the new extension. This will provide a cohesive relationship between the

existing building and the new oak-framed element whilst introducing a natural material which will weather appropriately over time.

The proposed bespoke windows will provide additional architectural interest to the rear elevation and will be designed as an integral part of the new arrangement.

Importantly, the proposals do not seek to replicate historic fabric in a pastiche manner. Instead, they provide a high-quality contemporary interpretation using traditional materials and forms which are appropriate to the setting.

4. Proposed Rear Extension

The rear elevation of the existing 1980's extension has a single-storey section with a balcony. This part will be removed and replaced with a single-storey oak-frame extension, keeping the same footprint.

The replacement extension will incorporate a pitched roof, providing a more sympathetic and visually coherent form than the existing arrangement.

The oak frame will provide a strong architectural relationship with the existing dwelling whilst clearly defining the new addition as a contemporary extension.

The proposed form has been carefully considered to ensure that it remains subordinate to the main dwelling and does not dominate the existing building.

The replacement extension is positioned to the rear of the property and will therefore have a limited visual impact when viewed from the public realm.

The use of natural oak and timber materials will help the extension integrate with its surroundings and provide an appropriate response to the Conservation Area.

5. Rear Elevation and Larch Cladding

As part of the proposed works, the existing rear wall above the new extension will be clad in **natural timber larch cladding**.

The cladding will provide a clear and deliberate distinction between the original building and the altered rear elevation whilst creating a harmonious relationship with the oak-framed extension below.

Timber cladding is considered an appropriate material for this location given the rearward position of the elevation and the use of oak within the proposed extension.

The material will have a natural appearance and is expected to weather and mature over time, further reducing its visual prominence.

Bespoke windows will also be introduced into this elevation. These will provide natural light and ventilation whilst creating a carefully designed architectural composition.

6. Proposed Oak-Framed Veranda

A rear **oak-framed veranda** is also proposed.

The veranda will incorporate **glazed roof panels**, allowing natural light to reach the space below whilst maintaining the open and lightweight appearance of the structure.

The use of oak will ensure that the veranda relates directly to the proposed extension and provides a consistent material palette across the rear of the property.

The veranda is considered a lightweight and visually recessive addition and will not detract from the architectural character of the dwelling.

7. Replacement Windows and Doors

All existing uPVC windows and doors to the property are proposed to be replaced with **timber windows and doors**.

The replacement units will be painted in **French Grey**, providing a muted and traditional appearance which is considered appropriate to the character of the property and its Conservation Area setting.

The replacement of uPVC units with painted timber windows represents a significant visual improvement.

Timber windows are a more appropriate material for a property within a Conservation Area and will provide a more traditional appearance whilst allowing the dwelling to retain a coherent architectural identity.

The proposal therefore represents an enhancement to the appearance of the existing dwelling rather than merely a functional replacement of the existing windows and doors.

8. Renewable Energy and Sustainability

An important element of the proposed works is the upgrading of the property to improve its environmental performance and reduce reliance upon fossil-fuel-based energy.

Solar PV panels are proposed to the rear roof slope of the existing dwelling.

Their positioning on the rear roof slope has been deliberately selected to minimise their visual impact from the surrounding area and public realm. The associated inverter and battery storage will be housed in a small timber cabinet located at the front of the property.

The proposal also includes an **Air Source Heat Pump (ASHP)** located at ground level to the front of the property.

The renewable energy measures will improve the energy efficiency and environmental performance of the existing dwelling and contribute towards reducing operational carbon emissions.

The introduction of renewable technologies is considered to be an important and positive aspect of the overall proposal, particularly where such measures can be accommodated without causing unacceptable harm to the character or appearance of the Conservation Area.

9. Air Source Heat Pump and Private Footpath

The proposed ASHP is located adjacent to the front of the property.

The property is accessed via a narrow private footpath approximately **1.3 metres wide**, which is used only by No. 16 Church Path and the adjoining property, No. 17 Church Path.

The footpath is **not a highway**.

There is an existing garden wall opposite the front of No. 16 which forms the boundary of No. 18 Church Path. This wall provides visual screening between the location of the proposed ASHP and the wider surroundings.

As a consequence, the ASHP would not be readily visible from the approach along the footpath and would only become visible when immediately adjacent to the application property.

It is understood that, by virtue of its location on private land and the nature of the access serving the property, the proposed ASHP falls within the relevant **permitted development provisions** for domestic air source heat pumps and is therefore not dependent upon planning permission granted through this application.

The ASHP is consequently identified within this application for completeness and to demonstrate the comprehensive nature of the proposed renewable-energy improvements, but it is **not relied upon as a component of the planning permission sought by this application**.

10. Impact on the Conservation Area

The proposals have been designed to preserve and, where possible, enhance the character and appearance of the Purton Conservation Area.

The development represents a carefully considered improvement to the existing dwelling.

The principal changes are located to the rear of the property, where their visibility from the public realm is limited.

The existing rear extension and balcony will be replaced by a more coherent and sympathetic oak-framed structure with a pitched roof.

The introduction of natural oak, larch cladding and painted timber windows and doors will provide a significantly more appropriate material palette than the existing uPVC elements.

The proposed works will also improve the overall architectural quality of the dwelling and create a stronger relationship between the existing house and its rear garden.

The Solar PV panels have been positioned on the rear roof slope to minimise their visual impact.

The ASHP and small timber cabinet to house the inverter and battery storage is located within the private access area and is visually screened from the wider approach by the existing garden wall associated with No. 18 Church Path.

Overall, the proposals are considered to result in **no harm to the special character and appearance of the Conservation Area** and can reasonably be regarded as an enhancement to the existing property.

11. Residential Amenity

The proposals are not considered to result in any unacceptable impact upon neighbouring residential amenity.

The development is primarily located to the rear of the property and replaces an existing rear extension.

The proposed single-storey form will maintain the established relationship between the application property and its neighbours.

The proposed windows are primarily associated with the rear elevation and are intended to serve the accommodation within the new extension.

The oak-framed veranda is lightweight in character and does not introduce an unacceptable level of overlooking or loss of privacy.

The development will therefore maintain acceptable levels of privacy, outlook and residential amenity for neighbouring properties.

12. Visual Impact

The visual impact of the development has been carefully considered in the context of the existing dwelling and the surrounding Conservation Area.

The replacement extension will be subordinate to the main house and will use a palette of natural and traditionally appropriate materials.

The pitched roof will provide a more traditional and coherent roof form than the existing arrangement, while the oak framing will create a high-quality architectural addition.

The larch-clad rear elevation will provide a natural transition between the existing dwelling and the new extension.

The painted timber windows and doors will further enhance the appearance of the property.

The overall result will be a dwelling which has a more cohesive and sympathetic appearance than the existing building.

13. Planning Balance

The proposed development should be considered as a comprehensive improvement to an existing residential property rather than an isolated extension.

The scheme provides a number of positive benefits, including:

- Replacement of an existing rear extension with a high-quality oak-framed alternative;
- Introduction of a pitched roof form;
- Use of natural and appropriate materials;
- Improved architectural detailing to the rear elevation;
- Replacement of inappropriate uPVC windows and doors with painted timber units;
- Enhancement of the appearance of the dwelling within the Conservation Area;

- Introduction of Solar PV technology;
- Provision for renewable heating through an Air Source Heat Pump;
- Improved environmental performance of the existing dwelling; and
- Retention of the established residential use of the property.

These benefits should be weighed against the limited visual impact of the proposed works.

The proposal is considered to represent an appropriate and proportionate form of development which respects the existing property and its historic environment.

14. Conclusion

The proposed development at **16 Church Path, Purton, SN5 4DR** represents a sensitive and comprehensive improvement to the existing dwelling.

The existing rear single-storey extension and balcony will be removed and replaced with a high-quality **oak-framed single-storey extension with a pitched roof**, together with a complementary oak-framed veranda incorporating glazed roof panels.

The use of oak and larch, together with the introduction of bespoke windows and replacement painted timber windows and doors, will significantly improve the architectural appearance of the property and provide a material palette that is appropriate to its Conservation Area setting.

The renewable energy measures, including Solar PV and an Air Source Heat Pump, will improve the environmental performance of the dwelling and contribute towards the transition to renewable energy.

Particular consideration has been given to the location of the ASHP and small timber cabinet housing the inverter and battery storage. The equipment is positioned adjacent to the property within a narrow private footpath which is not a highway and is used only by Nos. 16 and 17 Church Path. The existing garden wall serving No. 18 Church Path provides screening, meaning that the equipment would not be visible until immediately adjacent to the application property. The ASHP is therefore considered to fall within the relevant permitted development provisions and is not relied upon as part of the planning permission sought.

The proposed works are predominantly located to the rear and will have a limited impact upon the public realm. The overall design approach, scale, materials and detailing have been carefully considered to ensure that the development preserves the character and appearance of the Purton Conservation Area.

The proposal is therefore considered to accord with the principles of good design, heritage conservation, residential amenity and sustainable development.

It is respectfully requested that planning permission be granted.