

# PD Construction Consultants

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## Proposed Alterations, Wilpshire Lane Cottage, Vicarage Lane, Wilpshire

### Design Statement – 16<sup>th</sup> October 2025

In preparing the proposed designs, reference has been made to RVBC Supplementary Planning Guidance – Extension and Alterations to Dwellings. This planning document is in addition to the policies adopted in the RVBC Core Strategy document and National Planning Policy.

Section 5 addresses general design in terms of character, scale, size and location.

- Character: The extension should be of a similar design to the original dwelling.
- Scale: The extension should be proportioned suitably, and not dominate the original building.
- Size: The extension should be of a suitable size in relation to the original building. Extensions in excess of 33% of the original floor area are likely to be refused.
- Location: Planning policy guidance is strictly enforced in areas of open countryside and greenbelt.

Section 6 deals with overlooking and privacy.

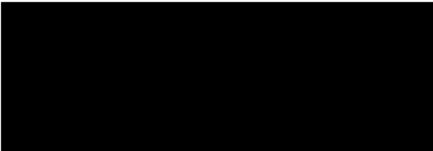
- Windows overlooking neighbouring property gardens are to be avoided.

All these matters have been applied to the proposed extension design.

- The additional floor area is 26% of the original.
- The character, scale and size of the extension is sympathetic to the original building.
- The extension is set back from the main walls, and the ridge height is lower than the main roof.
- The eaves height is the same as the existing, to allow for the guttering to be connected to the existing.
- The size and design of the windows are to match the existing.

### Green Belt Volume Calculations

- Original building volume = 440m<sup>3</sup>
- Proposed building volume = 574m<sup>3</sup>
- Increase in volume = 30.4%



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