

Architectural Services

17 Wessex Court, Clarence Street, Swindon SN1 2DJ

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PROPOSED DETACHED HOME OFFICE

at:

***20 HIGHWAY
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DESIGN STATEMENT

February 2026



INTRODUCTION

The proposal is for a detached home office located adjacent to the existing dwelling to be used as ancillary accommodation to the main dwelling.

The building is designed to be suitable for a garden structure and in keeping with other garden buildings within the area.



View from Parkway showing screening from the roadway

DESIGN

The building will be located in a part of the garden which comprises with an area of mostly lawn, with a few small shrubs which will be relocated within the existing garden. The proposal has been located to avoid any of the significant TPO trees on the site, with minimal encroachment onto the RPA of T16, protection of which is covered in the Arboricultural reports and details.

The use of slate roof finish and stained timber boarding will be sympathetic to the property, being of a smaller scale including a low pitched roof.

View from the public footpath adjacent in Parkway will be limited due to the existing coniferous hedge and the existing open walling, thus avoiding any significant impact on the streetscene.

BIO-DIVERSITY NET GAIN

Due to the location of the proposed building, there will be no detriment to any trees, hedges or potential wildlife habitat on the site.

The small shrubs will be relocated to other areas to the garden to ensure there is no loss of planting on the site.



View from the rear garden showing the site of the proposed garden building

PARKING PROVISION

There is no change to the existing vehicular access and parking provision for the property

SUMMARY

In view of the siting of the proposed building, being set back from the road with its low height, it is requested the planning authority look favourably on this application and grant planning permission.