**Address of property:**
38 Wynsome Street
Southwick, Trowbridge,
Wiltshire,
BA14 9RG.

# Planning Statement

Our Ref Ref: JLDQ/060523
Date: 19.07.2023
Issuance: *Planning Portal*

**Description of Proposed Works:**
First floor and single storey rear extensions with balconies.

**Why do you consider that Planning Permission should be granted for this proposal:**
We believe Planning Permission should be granted for this proposal for the following reasons:

- No.38 is a large detached property and sits within a generous plot which is suitable for the proposed larger home. The existing building is located 20+m from No.36 and the proposed first floor extension is situated 17m from No.40.
- The proposed ground floor extension is to be located within the existing alcove yard flanked by the main building form that runs parallel with Wynsome Street and the rear offshoot.
- The Proposed first floor is a first floor extension only and does not increase the buildings footprint on the land.
- All roof levels are within the height of the existing building and do not rise higher than existing.
- All proposed fenestration to the north west and south east elevations are secondary with the principal glazed walls facing the rear garden to the south west.
- The proposed materials are designed to match and complement the existing and surrounding buildings. The cedar cladding at first floor level to the principal offshoot will prevent a brick heavy building and provide variety in material and visual interest. As the cedar ages it will silver in colour ensuring a lighter aesthetic and form.
- The flat roof extension is heavily glazed to make the most of the views and create a transparent structure. It has a large central wall to the north west elevation providing variety and additional privacy. This wall is in matching brickwork in material and detailing. The roof has a large overhang to provide solar shading and add to the visual interest and variety.
- The materials used in the construction of the proposal are similar to those used in the original/existing house. Roof tiles will match the existing. Where brickwork is specified, these will be reclaimed or reclaim copies with soldier and brick detailing to match the existing. Cut stone details around proposed openings are being proposed to match the existing principal openings as closely as possible.
- Scale and massing is all designed to match and complement the host and neighbouring buildings.

We believe the proposal to be designed sympathetically to compliment the host property and to be sympathetic to the neighbouring homes and the local context. We therefore submit this proposal to be approved.

Please get in touch if further clarification required.

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