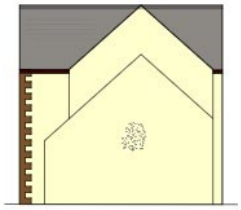


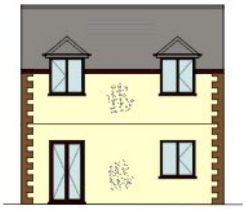
Existing Rear Elevation (East Facing)



Existing Front Elevation Rear Elevation (West Facing)

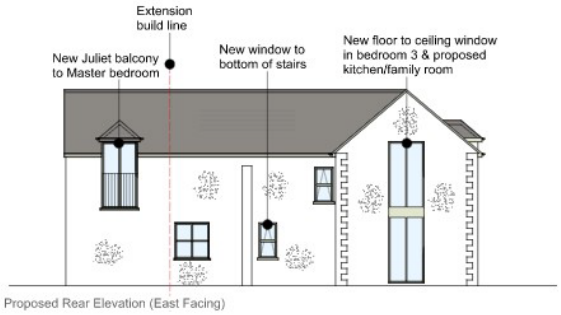


Existing Side Elevation (South Facing)

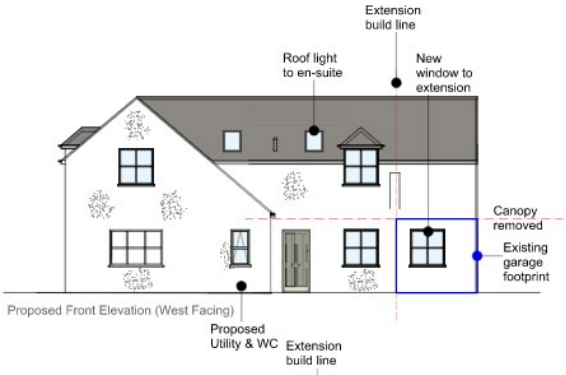


Existing Side Elevation (North Facing)

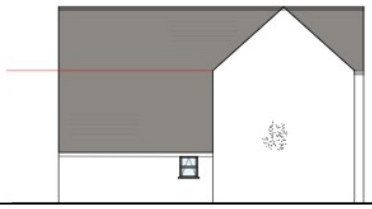
Existing Elevations

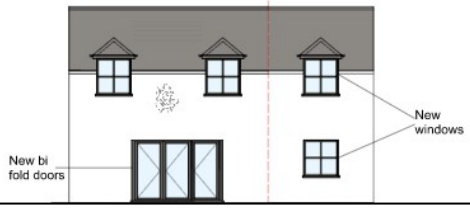


Proposed Rear Elevation (East Facing)

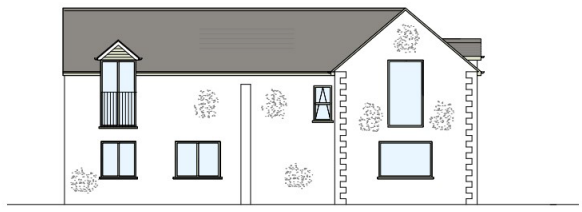


Proposed Front Elevation (West Facing)





Approved Elevations inline with Non material amendment planning portal application ref PP-08689754 01/05/2020



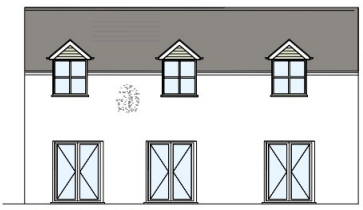
Proposed Rear Elevation (East Facing)



Proposed Front Elevation (West Facing)



Proposed Side Elevation (South Facing)



Proposed Side Elevation (North Facing)

Proposed Elevations

Planning Statement

The plans originally submitted on 02/01/2020 20/00002/FUL were approved with condition on 28/04/2020 and on 01/05/2020 on advice from Micheal Akinola we submitted a Non material amendment (PP-08689754) via the planning portal.

We are now proposing further minor aesthetic changes from this application and outlined below are proposed changes to each elevation which includes slight variation to window placements and a decrease in the footprint of the property and addition of a porch. The roofscape has been kept inline with the original roof of the property.

Proposed Rear Elevation (East Facing)

1. Additional window in kitchen
2. Horizontal window instead of vertical

Proposed Front Elevation (West Facing)

1. Additional Dormer to front and original dormer kept in place and velux roof light added
2. Addition of porch to add a downstairs WC and utility cupboard.
3. The Utility (see plan) has not been built and therefore the pitch of the roof has stayed the same as the original roof pitch.
4. 2 windows on gable have not been added

Proposed Side elevation (South facing)

1. We have changed the size of the window on ground floor
2. Addition of 4 new velux windows

Proposed Side elevation (North facing)

1. We have added 3 x double French doors instead of one large bi fold door with a separate window

The most significant changes can be seen within the West Elevation where we have retained the same roof line as the original roof and have not opted to change the shape to 'A' symmetrical and have not added the utility. We are also proposing not adding windows on the gable end due to privacy issues and keeping this inline with our neighbouring property.

Core Policy 57 - Ensuring high quality design and place shaping

By keeping the roof in line with the original and removing the windows from the gable end, we feel this is much more in keeping with the road scape within Seagry and in-line with our neighbour's property who bounds directly onto the road and has no windows on the gable end (22 Upper Seagry) and number 23 Upper Seagry who only has 2 small windows thus drawing on the local context and being complementary to the locality .

We felt by adding an additional dormer to the master bedroom and leaving the dormer in place within the bathroom created a more symmetrical appearance to the frontage of the house and gave it better proportions.

We have tried to keep the aesthetic of the extensions in line with the original house and be as sustainable as possible by sourcing original reclaimed tiles to match the existing and have opted for a render finish as per the original house. The window colour we have chosen has softened the appearance of the house from a dark brown to agate grey as seen on many houses throughout the

Village thus making a positive contribution to the character of Wiltshire through enhancing local distinctiveness by responding to the value of the existing pattern of development.

The development has responded positively to the existing townscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting by not radically changing the existing aesthetic but making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area. Within the village there are many sites being developed to maximise their plots and allow for families to grow the smaller dwellings to suit the needs of their growing families and multi-generational living. We consider the changes that we have made will future proof our dwelling allowing us to provide suitable accommodation for our son who has HME a rare, genetic bone condition, who will require multiple operations in the future and for our visiting parents who also have health concerns.

We have use of high standards of building materials, finishes and landscaping by adhering to the updated building regulations and replacing the existing fencing which was in disrepair and the old hedge which had been overrun by brambles.

The parking to the front of the building remains untouched and still allows for 2 cars to park comfortably within the space even more so as the original plans to allow for a utility would have taken up more of the front driveway.

Core Policy 51 - Landscape

As the development hasn't changed the original landscaping or garden size there have been no negative impacts on the landscape. A small portion of the original hedge had turned mostly to brambles and had to be removed and in its place 5 new red robin hedges have been planted which in time will grow up slightly higher than the new fence to add a softness to the appearance of the fence. The remaining hedges and trees on the site have been unaffected by the development.

As the aspect of the living room has changed and now overlooks the garden this has enhanced our lives and gives us a nice place to live, work and relax.

The proposals demonstrate that the landscape character has been conserved and enhanced through sensitive design enhancement measures by replacing the old fence and generally making the house aesthetically more pleasing and not interrupting the existing trees on the site.





View of our extension to the back of the image with our neighbour’s property in the forefront



Image above shows what we have built - Front of the house showing gable end with no windows and additional dormer to bedroom with original roof pitch because the utility was not built and additional porch

Image below shows the original house frontage





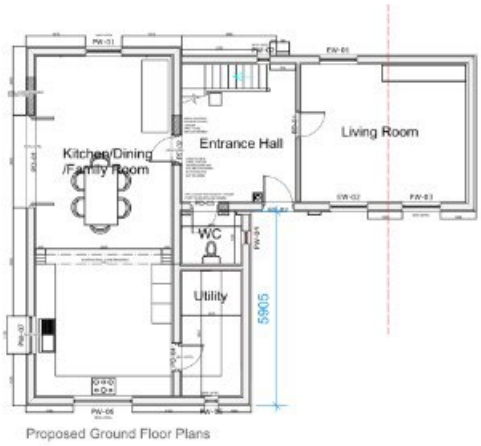
Rear of the house

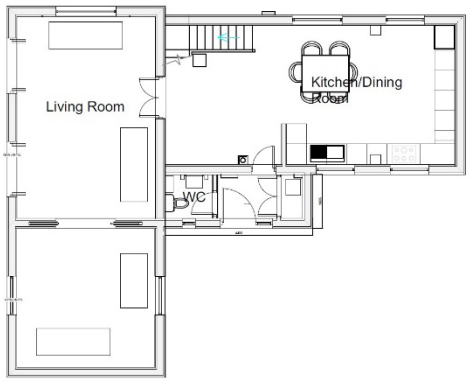


South elevation



North Elevation





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Non Material amendment Approved Plans	Updated Plans