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Reference: 23-003
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Planning Services
Wiltshire Council,
County Hall,
Bythesea Road,
Trowbridge,
Wiltshire,
BA14 8JN (by email only)

Dear Sir/ Madam,

PROPOSED SINGLE STOREY REAR EXTENSION. FORMALISATION OF A GARAGE CONVERSION TO AN ANNEX AND ATTIC CONVERSION TO AN OFFICE.
10 Mannor Road, Upton Lovell, Wiltshire, BA12 0JN

On behalf of my clients I attach the following in support of our planning application for the above proposal

- Location and Block Plan
- Existing Plans and Elevations
- Proposed Plans and Elevations
- Design and Access Statement
- CIL form

Background
The property is a semi-detached two storey dwelling which is not listed, but lies within the ANOB Cranborne Chase & West Wiltshire Downs. Your records will show that there have been three planning applications, with two permissions granted in recent years.

The property was recently purchased by my clients and the conversion of an garage to an annex with ensuite and kitchenette was already completed prior to the purchase.

The dwelling is within the village of Upton Lovell and can be seen from the A36.

In terms of the ANOB and Conservation Area Properties, the traditional forms, detailing and materials ensure that there is also no resulting harm to the attractiveness of the countryside or character of the Conservation Area.

The Proposal
The formalisation of the annex is requested and an office to be created above with dormers to both sides of the pitched roof for the current occupants.

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The annex is purely for friends and family use and is not intended to be sold as a separate dwelling nor to be let and my clients will be happy if a condition was to be attached to the application to this effect.

The existing attic room above the annex is poorly insulated, ventilated and receives inadequate natural light and therefore currently an inappropriate space for an office. The dormers will enable the required head height within the office for the two occupants to both have desk space in order to work whilst providing natural light through the windows.

A single storey extension is also proposed to the rear of the property to allow for a utility and cloaks on the ground floor within the existing kitchen. The new space will create an area for a lounge and also a large dining table to entertain family and friends.

The extension whilst only of 21.8m² external footprint will enable all of these amenities. We think that it is clear that the extension to accommodate these will have no discernible effect on the openness of the AONB. Any such effect in any case is negligible and unobtrusive due to the extension being of single storey. This is extension is lower than the A36 and would be unobtrusive to view. The small scale, unobtrusive location, traditional form, detailing and materials will accord well with ANOB and Conservation polices, and in practice will be barely visible from anywhere outside the site itself.

The AONB policy guidance does allow for discretion to be used by planning officers in considering this application, and we very much hope that you will consider the very small and inconspicuous, but appropriate and attractive addition in that light, given its importance to the amenity of the applicants, and its negligible impact on the AONB.

Please do not hesitate to contact me if you have any queries, and I would be more than happy to discuss any aspect of the proposals with you.

Yours faithfully

NICHOLAS SHARP

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