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Wiltshire Council
County Hall
Trowbridge.

Planning.

Dear Sirs,

Re: Lodge Cottage, Forest Hill, Marlborough. Planning statement.

This application is to change the use of an existing annex to a dwelling. The annex is in the rear garden of Lodge Cottage and was granted permission September 2017, 17/06043.

The main issues in converting an annex to a dwelling are, parking, amenity space and impact on neighbouring properties.

The rear garden of the host property will be divided with a 1.8 m high close boarded fence to allow privacy to both the proposal and the existing cottage. This will also provide sufficient amenity space to both properties. At present there is a pedestrian access and double gates to the rear garden which will both be removed.

Parking has been addressed with three off road parking spaces, each 5000 x 2500 mm for the host dwelling, and one off road parking space for the proposal which satisfies all parking policies. There is also a turning area included. The Lodge Cottage already has a secure shed for cycle storage and bin areas by the house. The proposal will also have secure cycle storage and a bin area between the dwelling and the SE boundary.

There are no overlooking issues. To the rear of the annex is a single storey extension, this will be converted to a two storey extension. The principle of habitable accommodation was addressed at the previous application which was granted. It is anticipated that the council will support this application.