Planning statement 22.09.2023

Land adjacent to Ashatch Farm, Mill Lane, Bulkington, Devizes, SN10 1SP : PL/2023/08083

Changes proposed:

- Amendment to floor plan and elevations for residential dwelling

Planning originally granted for two storey 4 bed dwelling, exterior finish vertical cladding in Pine, Graphite coloured glazing and graphite bilka roof panels.

Proposed plan- single story, 2 bed dwelling, exterior cladding-vertical larch, graphite glazing and graphite coloured felt roof tiles. Proposed dwelling fulfils the definition of 'caravan'

Orientation of proposed dwelling has been altered, pls see attached location plan.

Reasoning:

Unfortunately the cost of building materials has increased to the point that we can no longer afford to build the original design, my partner is a 'son of the village' and his parents who live near to our plot are needing more support so we are desperately trying to make this possible. This has led us to seeking a more affordable alternative, we propose a smaller, one story 'lodge' within the same location and with visually similar external finishes, all hard and soft landscape will remain the same as in the original plan, I have attached amended versions. The Orientation has changed due to the design of the lodge and us desiring the main living space to look out over the field rather than our fence.

Boundaries: We propose to erect 6ft fencing on each boundary with our neighbours- as I the agreed plan, this fencing exceeds the height of the only window in the house to our left, this will ensure privacy to both houses, the window is in their utility room. The other neighbour has no windows facing our proposed dwelling. So we request no need for opaque glazing on each side of our proposed dwelling (this was a condition in the original plan when the dwelling was orientated differently).

Thank you for your consideration

Cally Pocock and Mark Elliott