

PLANNING STATEMENT

20 RIDGEMOUNT, DURRINGTON SP4 8AH

INTRODUCTION

This Planning Statement is in support of a Removal/Variation of a condition Householder planning application made to Wiltshire Council Planning Authority for the alteration of Condition 2 of the application for permission to reduce the scope of the works previously approved.

Planning permission was granted under Application Reference Number: PL/2022/02831 for *'alterations to the existing house to include a single-storey rear extension, a first-floor side extension over the garage (extending the main roof) and a flat roof dormer to rear roof slope plus associated works'*.

The single storey element of the proposal was completed by the original applicant who sold the property to the new applicants who no longer want to add the first floor side extension over the garage nor the large flat roof dormer to the rear.

This application looks to alter the scheme design via Condition 2 of the original application by substituting the approved drawing with a revised scheme.

The proposed alteration to the scheme at first floor does not increase the levels of accommodation, increase overshadowing or overlooking to neighbouring properties. In fact their amenity levels will return to those present prior to the alterations being approved and there will be two bedrooms instead of the three originally proposed on the first floor.

PROPOSALS

The application seeks to reconfigure the original first floor bedrooms and add a shower room within the existing roof volume and add an improved access staircase under a flat roof dormer to the rear.

The approved scheme included a flat roof dormer spanning the entire length of the extended roof space. This is no longer required.

The previous scheme had also extended the existing pitched roof structure over the original existing garage/store. This is no longer necessary.

The approved scheme also added a dormer window to the front elevation, to create an additional bedroom, again this is no longer required.



Approved scheme (front)



Proposed scheme (front)

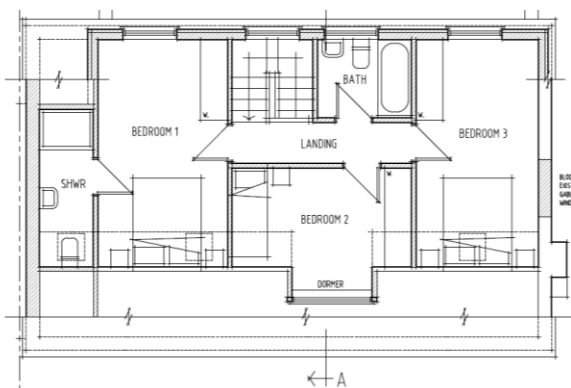


Approved Scheme (rear)

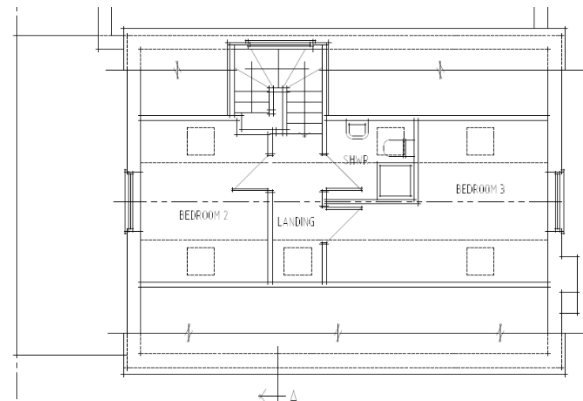


Proposed Scheme (rear)

The proposed scheme is significantly reduced in volume from that the approved scheme and only reflects the minimum amount of alteration to the existing roof space to allow for improved access to it.



Approved First Floor Plan



Proposed First Floor Plan

CONCLUSION

The aim of the proposal is to revert to the original roof line of the property and improve the accommodation within it rather than increasing the volume as the previously approved scheme intended.

As the original scheme was granted permission, it is felt that a reduced scheme in terms of its volume and visual impact should also be seen as an acceptable form of development and approval should also be forthcoming.