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DESIGN AND ACCESS STATEMENT FOR VARIATION OF CONDITIONS, 14 GASTON LANE, SHERSTON, WILTSHIRE, SN16 0LY

1. Introduction

Planning permission for a single-storey garden room extension to the front of Lavender Cottage was granted by Wiltshire Council on 15 April 2025 under reference PL/2025/02512. The approved development included the demolition of a small outbuilding and the construction of a new garden room to provide additional living space benefiting from the property's southerly aspect.

This Section 73 application seeks to vary Condition 2 (Approved Plans) to substitute the approved drawings with updated plans that reflect minor but measurable amendments to the design. These changes do not alter the purpose or overall form of the extension but provide modest refinements to the approved scheme.

2. Property Description

Lavender Cottage is an end-terrace property constructed in stone and render with a stone-tiled roof. It forms part of a linear row of cottages along Gaston Lane characterised by large front gardens and limited or absent rear garden space. Several neighbouring properties feature front extensions, lobbies, and porches, forming an established pattern of built form in front garden areas.

3. Description of Proposed Amendments

This Section 73 application introduces the following modifications to the previously approved extension:

- Addition of a small gable projection on the south elevation, improving light and providing architectural interest.
- Increase in the total proposed floor area from 19m² to approximately 24m², reflecting the revised footprint associated with the gable.
- Change in roof material, replacing reconstructed stone tiles with a high-quality standing-seam zinc roof, selected for its durability and reduced weight.
- Updated drawing references to reflect the revised design.

These amendments represent a modest evolution of the approved scheme and remain respectful of the building's setting and character.

4. Amount and Scale

Under the approved scheme, the extension measured approximately 19m². The revised proposal increases this to 24m², resulting in a modest increase in the scale of the extension. The added gable introduces a small projection but does not alter the extension's height, its single-storey nature, or its position within the front garden.

The extension remains clearly subordinate to the host dwelling, with proportions and massing still compatible with both the cottage and the established character of front extensions within this row. The increase in scale is therefore limited and acceptable within the context of the previously granted permission.

5. Layout

The internal layout continues to provide a functional garden room with convenient access to the south-facing front garden. The revised footprint slightly improves internal usability but does not change circulation patterns or the extension's relationship to the main dwelling.

6. Materials and Appearance

The walls of the extension will remain in natural stone and render to integrate with the character of the existing cottage and surrounding built form.

The roof is now proposed as standing-seam zinc, providing a lightweight, durable, and visually refined finish. This material complements the traditional stonework while offering a contemporary but sensitive response to the site.

The small gable addition enhances architectural articulation while remaining modest in scale. The revised appearance continues to preserve and reinforce the character of Lavender Cottage and its setting.

7. Access

Access arrangements remain unchanged from the previously approved scheme, with entry taken from the front garden. The proposal does not introduce any amendments affecting accessibility or movement.

8. Conclusion

This Section 73 application seeks approval for modest amendments to planning permission PL/2025/02512, including a small gable projection, an increased floor area of 24m², and a zinc roof material. While the proposal results in a minor increase in scale, the extension remains single-storey, subordinate, and appropriate to the character of the property and its surroundings.

The revised plans accurately represent the proposed development and continue to uphold the principles that supported the original approval. Approval of the updated drawings is therefore respectfully sought.