

PROPOSED SINGLE STOREY EXTENSION & SUNDRY WORKS
11, BECKFORD CLOSE, WARMINSTER, BA12 9LW.

FOR MR PAUL PHILLIPS

S T A T E M E N T

The site

11, Beckford Close, Warminster is a semi-detached bungalow within a small cul-de-sac of similar dwellings, occupying a good sized plot. Present accommodation comprises 3no. bedrooms, dining/living room & a bathroom. There is a detached small single garage close to its south-west boundary. The main structure is built in painted render, above a brick plinth, under a profiled tile roof. Currently the main bedroom is within a flat roofed wing off the side and rear, with a lean-to porch off this at the rear.

The building is set well back from the road, in much the same relative position as the others in the Close. The frontage area contains some planted borders and small trees. The main garden is mature and to the rear, where there are further trees of various varieties. Of these, the largest specimen, a Mountain Ash, is to be reduced in height and dead limbs removed by Acer Tree Surgeons, Chapmanslade, Westbury.

Access & Car Parking

Vehicular and pedestrian access is off Beckford Close. Open parking for at least three vehicles is to the front.

The present garage is approximately 2.7m x 5.1m externally and thus below the standard that would count as a car space. It is to be removed.

Proposal

The main proposal comprises a single storey lean-to extension to the side and rear of the existing flat roofed structure. Other works include removing the prefabricated garage and rear bay window, as well as sundry changes to the fenestration. The interior is altered to form a more modern and improved layout.

Building materials include painted render, with a facing brick plinth, all to match the existing. The flat roof would use a proprietary single ply membrane.

November 2025.