

Planning Statement

18 Greenhill Neston Corsham SN13 9RN

The proposed submission for the above property is seeking approval for the new single storey extension to the existing property.

The existing property is a two-bedroom bungalow with a attic room conversion. To the side of the property is a single storey lean-to garage and to the rear there are single storey attached outbuildings. No. 18 occupies a large corner plot with ample parking. The principal entrance is located to the south elevation. The existing fenestration is Bath stone facing with stone lintels over the openings. The doors and windows are UPVC. The roof is concrete double Roman tiles.

There is an existing planning permission PL2025/04772 granted permission on the 18th July 2025. The new application seeks approval for minor adjustments to the layout, elevations and for a new roof to be constructed which would be lower than the original by Nom. 275mm.

The previous approval was to remodel the internal floor space along with new extensions to provide a four bedroom family home with suitably sized kitchen dining, home office working and garage commensurate with today's modern living.

The revised proposals will be of a size, design and scale that are commensurate to the needs of the applicant and his family whilst being in keeping with the character and appearance of the surrounding area. The new roof will be lower than the existing to reduce impact.

In general the scale and appearance have been thought out to:

- not compromise the character of the location
- not be visually intrusive upon any surrounding area.
- not harm the residential amenity of any nearby dwellings (by reason of overshadowing, overlooking or visual dominance).
- be constructed of external facing materials which respect any locally established building traditions.
- Respect and compliment the form, character, scale and detailing of the local area such that its character and contribution to its setting are not harmed.

The new submission will be constructed to high environmental standards of insulation, energy efficiency and materials to minimise its carbon footprint.

Overall, the proposed development would have an acceptable impact on the character and appearance of the original building, the street scene and the general locality in accordance with the relevant planning policies and the aims of the National Planning Policy Framework.

The impact on the amenities of neighboring properties will be minimal. The proposed change in materials would have no impact on the amenities of any neighboring properties.

Given the design, scale, massing and siting of the proposed development, the proposal would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy,

Existing Photographs



Boundary with No 18A



Boundary wall south elevation



South & east elevations



South elevation



North elevation with No 16



West elevation



West elevation with No 18a



Elevation looking east



Elevation looking north



Elevation looking west boundary No.16



Elevation looking west boundary No.1

