

STATEMENT in connection with alterations and extension to

1 St John's Close Riverbourne Road Salisbury SP11NW

for

Mr & Mrs R Defoe

THE PROPERTY

No 1 St John's Close is a detached single storey dwelling with detached garage and shed located in a residential area South East of the City , The accommodation provide is 3 bedrooms, bathroom , kitchen , sitting room/dining area . The property is similar in design to others in the same area.

The materials are predominately brick but with render and stone South elevation , tiled roof with tile hanging to South Elevation.

THE PROPOSAL

The applicant wishes to provide better facilities for a growing family, the present layout of the dwelling has no benefit from the garden space on the North side likewise the kitchen has only a limited view.

The proposal is to located the kitchen and family room on the East side with view and access to the rear garden .The present kitchen will be adapted to form a Shower room with Wc and utility

By replacing the garage with a store room for bicycles, bins etc can be kept to the front. The hall will be enlarged by forming a small extension and form a covered porch area

St John's Close is quite narrow for kerb side parking, therefore the proposal will include off road parking for at least 2 cars.

PLANNING

The property is in a residential area and consideration has been given to neighbours in relation to the effect of the proposals on their property and the surrounding area.

The dwelling to the East stands on higher ground with a driveway between the property and the application site. The change in level is supported by a low retaining wall which will remain

The dwelling to the West is considered to be of sufficient distance for the proposed extensions not to be effect by the proposals

The relevant planning document is the Wiltshire Core Strategy 2015 Core Policy 57 relates to high quality design etc but makes no reference to extensions ,however it is considered the proposal is satisfactory within the intensions of Policy 57.

By reference to the Environment Agency flood risk records the property is within Flood Zone 3 and therefore is not at risk.

Photographs

- 1 General view of South Elevation
- 2 General view of detached garage
- 3 View of East Elevation to which the extension will be attached
- 4 North Elevation with glimpse of neighbours property







