

Covering letter

Proposed single-storey rear extension and associated works at The Laurels, Startley, Chippenham, Wiltshire, SN15 5HF

This letter is submitted in support of the above-named planning application for a new single-storey rear extension at The Laurels, Startley, Chippenham, Wiltshire, SN15 5HF.

The proposal comprises a modest single-storey rear extension, together with a number of minor alterations to the existing dwelling, including replacement windows, new timber gates, and the erection of a small timber shed. The proposed rear extension is intended to physically link the existing house with the detached outbuilding known as *The Pottery*.

There is an existing high stone boundary wall along the eastern boundary between No. 1 and No. 2 The Laurels. A key design objective has been to minimise any potential sense of overbearingness or overshadowing to the neighbouring property at No. 2. The applicant has engaged in ongoing dialogue with the owner of No. 2 throughout the design process, and both parties have had direct input into the evolution of the scheme.

The submitted shadowing studies demonstrate that, due to the modest scale of the proposal, the dual-pitched roof form with low eaves, and the presence of the existing stone wall, the impact on sunlight and overshadowing to the garden of No. 2 is minimal and, in practical terms, negligible.

It is also noted that the total developed area of the site, including the proposed works is comfortably below the 50% threshold typically referenced in relation to permitted development principles.

The design approach has been to remain modest and sympathetic to the character of the host dwelling, while clearly reading as a contemporary linking element between the original house and The Pottery. This is reflected in the choice of materials, including the use of profiled metal roof and contemporary timber cladding and glazing. The site is not located within a conservation area, the property is not listed, and the site is not subject to any other statutory designations.

Surface water drainage will be addressed in detail at the Building Regulations stage following the determination of this planning application.

For the reasons set out above, the Local Planning Authority is respectfully requested to consider this application favourably and to grant planning permission. Should any further information or clarification be required, please do not hesitate to make contact.

Kind regards,

Joshua Wood