

PROPOSED TWO AND SINGLE STOREY EXTENSIONS & ASSOCIATED WORKS
4, SNOW HILL, HILMARTON, CALNE , SN11 9HU11.

FOR MR OWEN WINDSOR

S T A T E M E N T

The site

4, Snow Hill, Hilmarton is a semi-detached two storey house within a small collection of similar dwellings constructed in the mid 1930s by the local housing authority of the time. Present accommodation comprises 3no. bedrooms, kitchen, dining room, living room, ground bathroom and a rear flat roofed structure. There are detached outbuildings in the rear area. The main structure is built in coursed Bath-stone under a plain tiled hipped roof. The rear wing is in poor condition and has been constructed in concrete blockwork, under a plastic roof. In fact the whole house is to undergo a comprehensive make-over. This will include soft landscaping much of hard paved (non-vehicular) front garden, as one sees in the 2023 Google street camera view.

The houses in Snow Hill are all set well back from the road. The plots are very deep, with the rear gardens sloping steeply to the fields behind. The frontage area is currently mostly hard paved and lies around 300mm below road level. It slopes side to side, approximating the road gradient.

The applicant has recently become the new owner.

Access & Car Parking

Vehicular and pedestrian access is off Snow Hill. Open parking for at least three vehicles is to the front hard paved area. The openness allows on site turning. This is not to be changed. The access of Snow Hill offers good visibility in both directions.

Local Planning applications

It is understood that the house is fairly original other than the rear flat roofed structure, which seems to have been built under earlier permitted development parameters.

Locally, there have been a number of extension schemes approved, particularly to numbers 1, Snow Hill (qv. 16/05441/FUL) and, significantly, 5, Snow Hill (qv. 17/02127/FUL) – the latter being the attached neighbour.

Proposals

The proposals comprise (a) a two storey extension, filling in the right-hand corner; (b) replacement front porch, with steps down to the front area, and (c) rear flat roofed extension, replacing the existing. There are, in addition, various internal alterations, including the provision of a small en-suite bathroom. Part of this requires inserting a new first floor window in the side wall. It will be appreciated, from viewing the set of submitted photographs, that this does not compromise the down hill property (no. 3), which only has small ground floor windows. Its floor levels are approximately 1.4m lower.

Design

The recent 5, Snow Hill extension has been completed and presents itself well. Their scheme extended to the side as well as filling in the original left corner. Their extra plot width made possible the twin barn hips now seen to the front. It should be understood that half of the right hand barn hip forms part of no. 4, Snow Hill. No. 4 Snow Hill has much less land to the side, hence the decision to fill in the corner only.

For the proposed roof system it was felt that a small barn hip facing the front would upset the now existing symmetry too much. Instead, it is proposed to adopt a hip design, with a flat top (to avoid a valley). This, we feel, offers an attractively neutral and very practical elevation.

For the front/side in-fill extension it is intended to reuse the masonry taken from the south & west outer skins that become enclosed, in order to match and course in to the old building. It is hoped to reclaim and reuse roof tiles similarly, at least to the extended roof system.

The flat roofed rear wing would use imitation coursed Bath-stone faced blockwork under a proprietary single membrane flat roof.

Present windows are to be replaced with white plastic, double glazed units, with compatible doors. White plastic fascias, soffits & roof water gutters & down pipes will replace existing throughout.

January 2026.