

PLANNING STATEMENT

15 Lake View, Calne, SN11 8JA

Proposed Replacement Garage and Ancillary Extension

Applicant: Mr & Mrs Stewart

Architect: Concept Drawing & Design

Project Reference: 2230 – 15 Lake View

1. Introduction

This Planning Statement accompanies a new planning application for the demolition of the existing detached garage at 15 Lake View and the construction of a revised ancillary building comprising a garage and domestic accommodation at ground floor level, with additional ancillary accommodation contained within the roof space, together with a single-storey link to the main dwelling and a modest rear extension.

The application is supported by the following drawings:

- **Drg No: 2230.03.08 Rev D – Proposed Ground Floor Plan – @A3 – 23/12/2025**
- **Drg No: 2230.03.09 Rev D – Proposed First Floor Plan – @A3 – 23/12/2025**
- **Drg No: 2230.03.10 Rev D – Proposed Sections – @A3 – 23/12/2025**
- **Drg No: 2230.03.11 Rev D – Proposed Elevations – @A3 – 23/12/2025**
- **Drg No: 2230.03.12 Rev D – Proposed Elevations – @A3 – 23/12/2025**
- **Drg No: 2230.03.13 Rev D – Proposed 3D Images – @A3 – 23/12/2025**

Revision D records:

D – 23.12.2025 – Roof lowered

The reduction in roof height forms a key element of the revised design approach.

2. Site Context

15 Lake View is a detached dwelling within a modern residential estate characterised by pitched roof family homes and detached garages.

The application site benefits from a relatively wide plot. The existing detached garage currently forms part of the shared boundary condition with No. 21 Lake View, with its wall directly defining the edge of the neighbouring garden.

The proposal replaces that garage with a revised ancillary building set within the site and introduces a consistent timber boundary fence along the shared boundary.

3. Description of Development

The proposed development comprises:

- Demolition of the existing detached garage
- Construction of a new ancillary building containing:
 - A garage at ground floor level
 - Domestic accommodation at ground floor level
 - Additional ancillary accommodation contained within the roof space
- A single storey link building connecting to the principal dwelling
- A modest rear extension to the main house

The ground floor accommodation provides flexible family space associated with the main dwelling.

The accommodation within the roof space is intended for ancillary domestic uses such as storage, yoga, meditation, reading, and general family recreation.

Importantly:

- The building is internally connected to the main dwelling.
- There is no independent external access.
- No kitchen facilities are proposed.
- The development does not create a separate planning unit.

The structure remains fully ancillary to the main dwellinghouse.

4. Scale, Form and Design Approach

4.1 Single-Storey Form with Accommodation in the Roof

The proposed ancillary building is designed as a single-storey structure in form, with accommodation contained within the pitched roof space rather than expressed as a full additional storey.

The roof form allows limited ancillary domestic use of the roof void while maintaining modest eaves height and ensuring that the building remains subordinate to the principal dwelling.

The design avoids the appearance of a conventional two-storey structure. The upper accommodation is contained within the roof slopes and does not present as a vertically stacked second storey.

As shown on **Drg No: 2230.03.10 Rev D – Proposed Sections**, the reduced ridge and eaves heights ensure that the building reads primarily as a garage and ancillary structure with a pitched roof form, rather than as an independent two-storey element.

4.2 Reduced Roof Height

The ridge and eaves heights have been lowered compared to earlier iterations of the scheme.

This results in:

- Reduced vertical prominence
- A softer roof profile
- Improved proportional relationship with the principal dwelling
- Reduced perception of bulk

The elevations shown on **Drg No: 2230.03.11 Rev D** and **Drg No: 2230.03.12 Rev D** demonstrate a more compact and proportionate form.

The ancillary building is clearly subordinate in height and mass to the main dwelling.

5. Relationship with No. 21 Lake View

5.1 Boundary Separation and Treatment

The existing detached garage currently forms part of the shared boundary condition with No. 21, with its wall directly defining the neighbouring garden edge.

Under the proposed development:

- The new building will be positioned approximately 900mm within the application site from the shared boundary.
- A new timber boundary fence, not exceeding 2.0 metres in height measured from ground level, will be installed along the established boundary line.
- The remaining section of boundary fencing between the two properties will also be replaced to match, ensuring a consistent, uniform 2.0 metre-high timber boundary treatment along the full shared boundary.

This arrangement ensures:

- The building no longer forms the boundary enclosure.
- The boundary is defined by a conventional residential fence.
- A 900mm separation exists between the fence and the building.
- A coherent boundary treatment is maintained along the entire shared edge.

While the proposed building introduces a revised roof form compared to the existing garage, the combination of reduced ridge height relative to earlier iterations, the 900mm offset from the boundary, and the installation of a 2.0 metre fence results in a boundary relationship that reduces the perception of enclosure when experienced from No. 21.

In spatial and visual terms, the proposed arrangement provides a more conventional and less enclosing boundary condition than the existing garage wall.

5.2 Light, Outlook and Privacy

The neighbouring garden faces broadly north.

The reduced ridge height ensures that no material additional overshadowing occurs.

No new side-facing habitable windows are proposed.

The 2.0 metre boundary fence maintains privacy between properties.

The reasonable living conditions of neighbouring occupiers are preserved.

6. Neighbour Considerations

Concerns previously expressed regarding scale and intensity of use have been carefully considered in the development of this proposal.

The reduction in roof height, the clear single-storey form with accommodation contained within the roof, and the introduction of a 900mm separation from the boundary materially improve the spatial relationship between the properties.

The ancillary accommodation remains part of a single dwellinghouse and will not generate activity levels beyond those normally associated with family occupation.

Construction works will be undertaken in a manner typical of domestic building projects within residential estates.

7. Parking and Access

Parking provision is retained within the site, as shown on **Drg No: 2230.03.08 Rev D – Proposed Ground Floor Plan.**

Adequate off-street parking continues to be provided.

8. Policy Compliance

The proposal accords with:

- Core Policy 57 of the Wiltshire Core Strategy
- The Wiltshire Design Guide
- National planning policy relating to design quality and residential amenity

The building is subordinate in scale, respectful of neighbouring amenity, and appropriate within the established character of Lake View.

9. Conclusion

This new application presents a carefully considered and proportionate form of development.

The proposal:

- Is designed as a single-storey building with accommodation contained within the roof space
- Reduces ridge and eaves height
- Reduces visual bulk
- Establishes clear subservience to the principal dwelling
- Introduces a 900mm separation from the shared boundary
- Provides a compliant 2.0 metre timber boundary fence along the full boundary
- Preserves neighbour amenity
- Maintains appropriate parking
- Remains fully ancillary to the main dwelling

Planning permission is respectfully sought.