

Date 24.02.2026
Ref PL01 – 01 – 24.02.2026

Wiltshire Planning Department
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Planning Team,

Re: 15 Lake View, Calne, Wiltshire, SN11 8JA,

We write on behalf of our clients in support of a full 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 principal dwelling and a modest rear extension.

The proposal has been the subject of careful design review and refinement. The scheme now presented reflects a considered response to the site context, the established character of Lake View and the amenity of neighbouring properties.

The ancillary building is deliberately expressed as a single-storey structure in form, with accommodation contained within the roof slopes rather than articulated as a full additional storey. The architectural approach ensures that the building reads as subordinate to the host dwelling in both scale and massing.

Key amendments incorporated within the current scheme include:

- A reduction in ridge and eaves height, as demonstrated on Drg No: 2230.03.10 Rev D – Proposed Sections.
- A simplified and softened roof profile which reduces overall visual prominence.
- The repositioning of the structure approximately 900mm within the site from the shared boundary with No. 21 Lake View.
- The installation of a timber boundary fence not exceeding 2.0 metres in height measured from ground level, extending along the full shared boundary to provide a consistent and conventional residential boundary treatment.

It is relevant to note that the existing detached garage presently forms part of the physical boundary enclosure to No. 21. Under the proposed arrangement, the boundary will instead be defined by a standard 2.0 metre fence, with the new building set back behind it. In spatial and visual terms, this represents a more conventional and less enclosing boundary condition.

The accommodation within the ancillary building remains fully integrated with the main dwellinghouse. There is no independent external access, no kitchen provision, and no capacity

for the formation of a separate planning unit. The development therefore remains clearly ancillary in planning terms.

The accompanying Planning Statement provides a detailed assessment of compliance with Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and relevant national planning policy. The proposal preserves neighbour amenity, maintains appropriate parking provision and delivers a proportionate form of development consistent with the established residential context.

We trust the enclosed documentation demonstrates that the revised scheme has been carefully and professionally developed. Should the case officer require any further clarification, we would welcome the opportunity to engage constructively.

Kind regards,

A handwritten signature in black ink, appearing to read 'Stuart Kendrick', followed by a long horizontal line.

Stuart Kendrick
For and on behalf of Concept Drawing & Design Architects

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File