



Planning Supporting Statement

30 Saxon Street
Chippenham
Wiltshire
SN14 0LP



Lawful Development for conversion of garage into a habitable room

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1. Introduction

This planning application for lawful development is on behalf of Mr & Mrs Wells in relation to the below address:

30 Saxon Street
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In relation to the above address this is for the permission of conversion of an existing garage to provide more habitable space for the householder.

2. *Property*

Modernised, updated, and beautifully improved throughout, this superb three-bedroom semi-detached home sits in a highly sought-after location on the western side of Chippenham, close to excellent amenities and well-regarded schools. The property offers a generous rear garden, a neat front garden, driveway parking, and a garage.

Inside, the ground floor features an inviting entrance hall with stairs rising to the first floor, a bright and spacious open-plan living/dining room, and a stylish re-fitted kitchen. A small inner hall leads to a convenient ground-floor WC.

Upstairs, the landing provides access to three well-proportioned bedrooms, each with fitted storage, along with a smartly re-fitted family shower room and a separate WC.

Outside, the rear garden is a great size, offering a lawned area, decking for outdoor dining, and a useful wooden storage shed.

3. *Proposed Intentions*

The proposal for this project is to convert the existing ground floor garage into an additional habitable space to create more space for the householders family.

Within this intention is to remove the garage door and create a window to give natural light & trickle ventilation into the area. The proposed window will match the current design & finish per existing.

There will be no issue with regards to parking as there is already off street parking on the property.

Externally the property rendering/finish will remain the same as well as the footprint of the floor plan will remain the same.

4. Site Images









5. Conclusion

The proposal would remove the garage as a potential parking space. In practice, it has never been used for parking and as you can see by site images it's sole use is for storage.

From site survey & dimensions taken this would fall below the minimum size now considered suitable for accommodating a modern vehicle, thus not suitable.

The only matter of note is the loss of the garage as a potential parking space.

Beyond that, the proposed alterations do not give rise to any further concerns. The works are modest in scale, would preserve the character and appearance of the surrounding area, and would not result in any adverse impact on neighbouring properties.



(Proposed render – NTS)