

Extension/ Alterations
Rose Villa,
79 High St.,
Dilton Marsh,
BA13 4DP

Job Ref: 4601

March 2026



PLANNING STATEMENT

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1 Introduction

- 1.1 AB Architectural Design Ltd. have been instructed by Mr & Mrs L. Lawrence to prepare and present an application under Section 73 seeking to vary condition No. 2 of planning permission reference PL/2024/10578, which granted consent for:

- Single Storey utility room addition
- Two-Storey eastern extension
- Single Storey Kitchen extension
- Construction of detached double garage

The purpose of this application is to enable minor amendments to the approved scheme. The proposed changes are not material in planning terms and do not make significant changes to the overall scale, use, or impact of the building.

- 1.2 The Site's redline boundary follows the curtilage of Rose Villa and is within the settlement development boundary of Dilton Marsh which is designated as a "larger village" under the Wiltshire Local Plan.
- 1.3 The property is not within Article 2(3) designated land and there are no known Article 4 directions on the property.
- 1.4 This statement has been prepared to understand the changes to the original application and is to be read in conjunction with:

AB Architectural Design Ltd – Drawings:

- 4601 - AL(1)02 – Existing and Proposed site Plans
- 4601 - AL(1)03 - Existing and Proposed Floor Plans and Elevations
- 4601 - AL(1)04 - Proposed Garage Plans and Elevations

2 Background

- 2.1 Planning permission PL/2024/10578 was granted (with conditions) for the extensions to enlarge the dwelling and a double garage in the grounds.
- 2.2 This application seeks to amend condition No. 2 of the approval to allow for alterations to the approved drawings reflecting the minor proposed changes.

3 Proposed Changes

- 3.1 The application proposes amendments to the approved plans, which include:
- A single storey extension to the North to extend the kitchen further into the garden.
 - A proposed first floor (Obscure glazed) window to the East elevation
 - Rooflights on the extension roofs
 - Removal of the balcony from the first floor bedroom
 - Change of material finish to the single storey extension including the use of standing seam metal roofing, timber cladding.
 - Changes to the double garage including:
 - Footprint changed from rectangular 10x5m to a more square footprint around 7x7m
 - Addition of room in the roof over the garage.

Scale and Appearance:

3.2 These changes:

- Do not significantly affect the overall scale or massing of the proposed extension
- Do not alter the use of the dwelling
- Maintain the design intent of the approved scheme.

4 Planning Policy Context.

4.1 The proposals have been assessed against the National Planning Policy Framework (NPPF), which supports:

- High-quality design
- Sustainable development
- Efficient use of land

The minor amendments continue to comply with these objectives.

4.2 The policies within the Wiltshire Local Plan which relate to the application:

- Core-Policy 57 – Ensuring high-quality design and place shaping

The amended scheme remains compliant as:

- The design is consistent with the character of the area
- There is no additional harm to residential amenity
- The visual impact remains acceptable.

5 Assessment

5.1 Design and Character:

The proposed amendments are minor and remain consistent with the scale, form, and appearance of the previous approval.

There is no material change to:

- Architectural coherence
- Relationship with neighbouring properties

5.2 Residential amenity:

The alterations will not result in:

- Increased overlooking (The new first floor window on the East elevation will be obscure glazed)
- Loss of light or overbearing impact (The proposed garage on the site has an increased ridge height however it sits to the North of the neighbours therefore not impacting on the sun's travel path)
- Additional noise or disturbance

The proposals remain acceptable in terms of neighbouring amenity.

5.3 Highways and parking:

The proposals have no bearing on the current or proposed parking and highways arrangements.

5.4 Other Material Considerations:

There are no changes over the approved application affecting:

- Ecology
- Drainage
- Trees
- Heritage Assets.

All previously imposed conditions (Unless specifically varied) will continue to be complied with.

6 Conclusion

- 6.1 This Section 73 application seeks permission for minor amendments to an already approved residential development.
- 6.2 The proposed changes:
- Are minor in nature
 - Do not result in material harm
 - Remain fully compliant with national and local planning policy
- 6.3 The proposed changes are minor in nature and therefore should represent a decision at officer level with an approval.