

To:	Steven Sims	From:	James Playfair
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Planning App Ref:	PL/2026/01665
Service Ref:	Drainage
Date:	20 March 2026

PROPOSAL

Removal/variation of conditions

Vary Condition 2 and 4 on PL/2024/10578 - Single-storey utility room addition, a two-storey eastern extension with living and dining rooms, a kitchen/breakfast room, a master bedroom with en-suite, and a single-storey kitchen extension. Additionally, a double garage will be constructed on the western edge of the property

SITE LOCATION

Rose Villa, 79 High Street, Dilton Marsh, Westbury, BA13 4DP

APPLICATION DOCUMENTS REVIEWED

- Planning Statement

ASSESSMENT OF THE PROPOSAL

Context

In 2024 The LLFA had the following conditions for which information was required before these could be discharged

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed block plan scale 1:500

Proposed and existing floorplans scale 1:100 drg no. 001

Proposed and existing elevations scale 1:100 drg no. 002B

Proposed garage plans and elevations scale 100 drg no. 003

Condition 4

Prior to the development hereby approved being brought into use, details of a screen, to the height of 2 metres, to be positioned along the eastern side of the first-floor rear balcony, shall be submitted to and approved in writing by the Local Planning Authority (LPA). The screen shall then be erected in accordance with approved details (prior to the use being enacted) and be retained and maintained as such at all times thereafter.

The proposed changes are

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.

Assessment

The LLFA continues to have no objection to the proposal and has no objection to the proposed changes