

Planning Statement

Erection of a loft conversion including hip-to-gable roof extensions, a modest increase in ridge height, formation of a rear dormer and two front dormer windows, with associated internal alterations and external material changes.

Site Address:

45 New Road, Royal Wootton Bassett, Swindon, SN4 7DG

Introduction

This application seeks planning permission for the extension and alteration of an existing detached dwelling to provide additional accommodation within the roof space. The proposal has been carefully designed to respond to the character of the host dwelling and surrounding area, while meeting the functional needs of the occupants.

Site Description & Surroundings

The site comprises a detached residential property located within an established residential area of Royal Wootton Bassett. The surrounding context is characterised by a mix of similar detached and semi-detached dwellings, many of which have been altered or extended over time.

The property is not located within a Conservation Area, is not listed, and is not subject to any specific heritage or landscape designations.

Proposed Development

The proposed development includes:

- Conversion of the existing loft space to habitable accommodation
- Hip-to-gable roof extensions to both sides
- A modest increase in ridge height to facilitate compliant internal headroom
- Formation of a rear dormer to maximise usable space
- Addition of two front dormer windows to provide balanced natural light and ventilation
- Associated internal alterations

The proposal has been designed to create a functional and well-proportioned internal layout, delivering additional bedrooms and improved living accommodation for the occupants.

Design and Appearance

The design approach has been carefully considered to ensure the proposal remains sympathetic to the host dwelling and wider street scene.

- The ridge height increase is modest and necessary to achieve appropriate internal headroom in accordance with Building Regulations
- The hip-to-gable extensions are consistent with common alterations seen within suburban residential areas and integrate naturally with the existing form
- The front dormers are proportionate, symmetrical and set within the roof plane, ensuring they do not dominate the principal elevation
- The rear dormer is located on the rear elevation and will have limited visibility from the

public realm

Externally, materials have been selected to complement the existing dwelling:

- Brickwork to match the existing
- Composite cladding to dormers and gable ends
- Roof tiles to match existing
- White uPVC windows to match existing

This ensures a cohesive and high-quality appearance.

Impact on Character and Street Scene

The proposal has been designed to respect the character of the surrounding area.

While the development introduces additional built form at roof level, the scale and massing remain proportionate to the host dwelling. The symmetrical arrangement of front dormers and the continuation of traditional roof forms ensure the development integrates appropriately within the street scene.

The modest ridge increase will not result in a visually dominant or incongruous form and will be perceived as a natural evolution of the existing property.

Residential Amenity

The proposal will not result in any significant adverse impact on neighbouring properties.

- No side-facing windows are proposed that would result in overlooking
- The bulk and positioning of the development avoids overbearing impacts
- The rear dormer is typical in form and positioned to minimise impact

Overall, the development maintains an acceptable level of privacy, outlook and amenity for neighbouring occupiers.

Conclusion

The proposed development represents a well-considered and proportionate extension to the existing dwelling. It has been designed to respect the character of the property and surrounding area, while providing much-needed additional accommodation.

The proposal complies with relevant planning principles relating to design, scale, and residential amenity, and there are no material considerations that would warrant refusal.

Accordingly, it is respectfully requested that planning permission is granted.