

RETROSPECTIVE PLANNING STATEMENT

Single Storey Rear Extension (3.8m Projection)
75 Fell Road, Westbury, Wiltshire BA13 2GG

1. Introduction

This statement has been prepared in support of a retrospective planning application for the construction of a single-storey rear extension at the above property in Westbury, Wiltshire.

The extension replaces a pre-existing conservatory and is submitted to regularise planning consent. The works have been carried out in accordance with current Building Regulations and with consideration to local planning policy and neighbouring amenity.

2. Site and Surroundings

The application site comprises a residential dwelling located within an established residential area. Surrounding properties are predominantly similar residential dwellings with rear gardens.

The extension has been constructed within the private rear garden, replacing the former conservatory.

3. Description of Development

The development consists of a single-storey rear extension projecting approximately 3.8 metres from the original rear elevation.

The extension replaces an older conservatory of lightweight construction with poor insulation and limited usability.

The new structure provides a thermally efficient, functional dining room constructed using materials that complement the existing dwelling. The side elevation to the closest neighbouring property will be using brickwork that matches the existing house. The rear and other side elevation will be clad in locally sourced timber to match existing cabin.

The roof has plain concrete tiles to match original roof.

4. Planning Considerations

4.1 Principle of Development

The replacement of a conservatory with a permanent extension is acceptable in principle and improves the quality of accommodation.

4.2 Scale and Design

The extension is proportionate, single-storey in scale, and subordinate to the original dwelling.

4.3 Impact on Neighbouring Amenity

Due to its scale and design, the extension does not result in loss of light, privacy, or overbearing impact.

4.4 Character of the Area

Located to the rear, the extension does not impact the street scene and is consistent with similar developments in the area.

4.5 Sustainability and Building Regulations

The development significantly improves thermal performance compared to the previous conservatory and complies with Building Regulations.

5. Planning Policy Context

The proposal aligns with the Wiltshire Core Strategy, particularly Core Policy 57 (High Quality Design and Place Making), by ensuring appropriate scale, design, and protection of residential amenity.

6. Conclusion

The extension represents a clear improvement over the previous conservatory, enhancing energy efficiency and usability without harming neighbouring amenity or local character.

Planning approval is respectfully requested.

Applicant: Mr Matthew Cassidy

Address: 75 Fell Road, Westbury, Wiltshire. BA13 2GG

Date: 24.3.26