

Application for a Lawful Development Certificate of a proposed side extension to Stonebarns, 7 Wellhead Lane, Westbury, Wiltshire, BA13 3PW.

REF. F1890 / PLANNING STATEMENT

APRIL 2026

This Certificate of Lawful Proposed Use (CLP) Application seeks confirmation that the proposed single storey side extension at Stonebarns, 7 Wellhead Lane, Westbury, Wiltshire, BA13 3PW, is permitted development not requiring planning approval.

The proposed alterations, which are considered lawful, comprise the demolition of the existing single-storey garage and its replacement with a single-storey side extension which incorporates a small oak porch that provides weather protection to the rear door.

The development complies with the relevant limitations and conditions of permitted development in that:

- The proposed extension is single-storey and does not exceed the height of the highest part of the existing roof. The overall height of the extension is 3.9 metres, which is below the maximum permitted height of 4 metres.
- The eaves of the extension are no higher than the existing eaves, with a maximum eaves height of 3 metres. As the extension comes within two metres of the boundary, the proposed eaves is 2.3m.
- The materials used in the exterior of the extension will match the appearance of those on the existing house.
- The extension is single-storey only, in accordance with permitted development requirements.
- The extension is less than half the width of the original house. The existing house measures 7.37m in width, and the proposed extension measures 3.03m, complying with the width limitations of permitted development.

A small number of rooflights are also proposed within the existing layout and extension. The rooflights comply with permitted development criteria, as they:

- Do not protrude more than 150mm beyond the plane of the roof slope, and
- Are no higher than the highest part of the roof.

As such, no separate household planning consent is required for these rooflights.

There are no Article 4 directions affecting the site, and the property is not located within a conservation area.

The supporting documents include drawings F1890/001, F1890/100B, and F1890/101, which identify the proposed alterations to the dwelling.

Conclusions

Following identification of the works to be undertaken on site, those works should be accepted as permitted development and are therefore lawful.