

**PLANNING AND HERITAGE STATEMENT FOR
PROPOSED REAR SINGLE STOREY EXTENSION AT
7 CHURCH STREET , LONGBRIDGE DEVERILL
FOR JAMIE O'NEILL**

Context Analysis

The application site is located in Longbridge Deverill (3 miles south of Warminster), that is within the Cranborne Chase & West Wiltshire Downs National Landscape (formerly designated as an Area of Outstanding Natural Beauty).

The site contains a semi detached dwelling set back from the public highway and has ample garden area.

A Proposal was made to approve this scheme under the 'Prior Approval' route PL/2026/02724 as it satisfied the criteria, except for the issue of being in the above landscape area, hence this Householder Planning route is now being taken.

The owner/occupier and his partner having refurbished the property that was in disrepair on purchase, and would now like to create a modest addition of habitable space for themselves and their young children.

Amount , Layout and Scale

The Proposals consist of a single storey rear extension. This space will house a new Kitchen, appropriate for the size of the dwelling. Currently there is a very small kitchen area, within the existing Dining Room. The Dining Room will be joined with the new Kitchen, giving easy access. The existing Bathroom window will be built up, but a new window will be formed into the Bathroom, to maintain natural light and ventilation.

There will be no overlooking, overbearing or overshadowing with the semi detached neighbour, as the proposal infills an 'L' shaped space at the rear, away from next doors property.

Appearance

The proposed extension walling will be facing brickwork, to match the existing brickwork banding in the main walls. This will compliment and be in keeping with the existing dwelling.

The roof will be an EPDM flat roof finish, giving the smallest volume impact on the dwelling, and maintaining the first floor window above.

The proposed windows will be white upvc to match existing, and the proposed door will be painted timber to match the existing.

Access

There is currently no vehicle access on to the site, so will not be effected by the proposal. Also, pedestrian access or the front principal entrance door will not be effected by the proposal.

Landscaping

There will be no alteration to the existing landscaping and no new landscaping will be introduced.

K E V I N S M I T H
Architectural Services

Conclusion

It is considered that the proposal by reason of its design, siting, scale, massing, layout and materials is acceptable and contributes and responds to the local context and maintains the character and appearance of the surrounding area.

Also, it will not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, smell, traffic or other disturbance.

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