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Planning Statement for
44 Church Street, Great Bedwyn, SN8 3PQ
1st May 2026

This statement is for a proposed single storey rear extension at 44 Church Street, Great Bedwyn, SN8 3PQ.

The existing property is a 3 bedroom detached property. It has a rear conservatory that is in disrepair.

The proposal is to demolish the conservatory and extend single storey to the rear to create a larger kitchen with utility room and extend the rear bedroom to increase its size.

The property already benefits from 3 off-road parking spaces, 1 in the garage and 2 to the front. This is shown on the block plans.

The extensions will be constructed in facing brick matching the original house. The roof tiles will also match the original house as well as new windows and doors.

The proposed development is considered permitted development and this is outlined below with the following checks:-

- Only half the area of land around the "original house" can be covered by extensions or other buildings. – **Complies – Property sits on a large plot. See block plans**
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves. – **Complies – Highest part of the existing roof is 5560mm and the extension is 3778mm high. Existing eaves is 2728mm high and the extension eaves is 2698mm.**
- Single-storey rear extensions cannot exceed four metres in height. – **Complies – Extension is 3778mm high.**
- Where the extension comes within two metres of the boundary* the height at the eaves cannot exceed three metres. – **Complies – Extension is with 2m and the height of the eaves is 2698mm**

- Extension cannot be built forward of the 'principal elevation' or, where it fronts a highway, the 'side elevation'. – **Complies – Extension is to the rear**
- The work cannot include:
 - verandas, balconies* or raised platforms. - **Complies**
 - a microwave antenna (e.g. TV aerial or satellite dish). - **Complies**
 - a chimney, flue or soil and vent pipe. - **Complies**
 - any alteration to the roof of the existing house. - **Complies**
- On Article 2(3) designated land* the work cannot include cladding of the exterior. – **Complies – The property is in an AONB but the exterior will be built from brick to match the existing house**
- The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house. – **Complies – The exterior of the extension will be brick to match the original house**
- Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres if a detached house; or more than three metres for any other house. – **Complies – Property is detached and the extension extends 4m beyond the rear wall of the original house**