

PROPOSED TWO STOREY EXTENSION, PORCH EXTENSION,
ADDITIONAL PARKING & ASSOCIATED WORKS
41, UPTON CLOSE . WARMINSTER . BA12 8RU.

FOR HELEN EVANS

S T A T E M E N T

The site

1, Upton Close, is an attractive, modern, semi-detached storey house within a larger estate, off Grovelands Road, to the west of Warminster. Present accommodation comprises 3no. bedrooms, bathroom, kitchen, living/dining room, snug & utility. The Snug & Utility were formed from the original, and rather narrow, garage. The land to the west side has been enclosed by a 1.8m fence, as approved under Ref 17/02921/FUL dated 26th July 2018.

The house is constructed in red facing brickwork, with contrasting yellow brick to the plinth, string courses, window heads & under-cill details. The forward projecting feature (bedroom above the Snug) is in painted smooth render with a steep pitched roof. This, and the main hipped roof, is covered with dark brown double roman profiled concrete interlocking tiles. The present lean-to front porch has concrete plain tiles in the same colour.

Access & Car Parking

There is currently one generously sized tarmac open parking space to the front, directly off Upton Close. forecourt/drive.

It is proposed to provide two extra spaces within the present open grassed area within the curtilage. It is preferred to access these off the forecourt in order to avoid disturbing services in the footpath, lowering kerbs, and so forth. The applicant is happy to tolerate the slight inconveniences with this arrangement. To maintain the present grassed openness, and provide natural drainage, it is proposed to use a plastic grid product manufactured for such situations, eg "Gridforce GF40".

Proposals

The proposals comprise:

- a) a two storey extension off the west side, of equal depth to the house. It sits on the enclosed land, leaving approx. 1.5m margin to the 2018 fence, beyond which is a narrow strip of grass and the public footpath along Grovelands Road.
- b) A wider and deeper front porch to replace the existing.
- c) Provision of two additional open car parking spaces on the frontage land.

Design

The main extension provides much needed additional living space for the family, comprising a large ground floor reception room, and master bedroom suite above formed by a sideways, full depth, widening of the house. Other changes within the present envelope provides a modest en-suite shower-room and much needed storage space from the small rear bedroom. The house would still have three bedrooms.

Aesthetically, the extension replicates the present hip-end design of the house, and will be constructed in red facing brickwork to match, as far as is practicable, that existing, including the yellow brick architectural features (plinth, string courses, window head and under-cill detailing). The roof tiles will match those existing and, where practicable, reuse many of the actual tiles.

The porch is currently offers adequate, but not generous, protection to the main front door. However, it is felt that slightly widening and elongating it, within the present lean-to format, better suits the enlarged house.

There are foul sewer systems to the front and rear of the house, and a surface water sewer running across the proposal land. Both come under Wessex Water, who generally permit the proposed type of development within certain practical, and achievable, parameters.

It should be appreciated that 1, Upton Close is locally unique in that no others near it, especially with this part of the estate, have as much enclosed land to the side. It is felt that the remaining margin up to the fence, plus the grassed verge and path beyond, still provides a reasonable sense of openness along Grovelands Road. In this context, there is at least 25m between the site and the immediate house to the north (19, Azalea Drive). In fact line drawn perpendicular to 1, Upton Close, in its present form, passes to its west side. Thus the proposed extension looks perpendicularly over open land.

May 2026.