

12th May 2026

PLANNING STATEMENT

Revision A 3-6-2026 – Outbuilding included in statement.

21 THE BEECHES, LYDIARD MILLICENT, NEAR SWINDON, WILTS. SN5 3LT

The application site is not located in a conservation area so there is not a need for the inclusion of a Design and Access statement as part of this application. However, as the design proposed is extensive, we consider it prudent to include this Planning statement to support the application.

Proposals.

1. The single brick built side extension to the Western side of the property is to be taken down and re-built of a similar size, with a cavity wall. This to be finished with a modern flat roof, similar to the existing.
2. The single brick garage and the rear conservatory are to be taken down and replaced with the same-sized extension, built with a cavity wall. The garage will be used as a garden store as there is sufficient parking at the front of the property.
3. Lastly, we are proposing to replace the roof, to include extending over the new garage / garden store extension. This is to provide a suitable space for rooms in the roof, served by velux roof lights only – no dormers.
4. The utility to the ground floor will accommodate the new staircase leading to the first floor accommodation, which will include two bedrooms, (both with en-suites) and a dressing room to the master bedroom located over the garden store; with roof lights to the front and rear only.
5. The adjacent property, No 19 The Beeches, already benefits extensive alterations to include a room in the roof construction. The roof span for that property is greater than my clients proposal so the ridge height to No 19 will remain higher than my clients, after completion of this proposal.
6. The increase in height will not be detrimental to the two neighbouring properties, No's 19 and 23 The Beeches as both have South-facing gardens and will bathe in sunshine most of the day.
7. The street scene has a variation of roof pitches, roof types, and dormers, and this property will remain gable fronted, just a little higher. Although the extension over the garage / garden store will have the same proposed ridge height, it is set well-back from the property frontage and therefore will always be deemed a subservient addition to this property, and I might add, obscured from the road.
8. A Garden room is proposed to be erected to South-Eastern corner of the site. If this had been located more than 2 metres from the boundaries, it would have been permitted development. We did not previously include this building in this statement as it is an insignificant addition to these proposals.

In conclusion, we believe that this proposal has a negligible effect on the neighbouring properties and the street scene; and will offer a positive contribution to the character and appearance of the host dwelling and local area.

For Mr and Mrs A McGrath

Neil Armstrong (Agent)