

Anthony Taylor Design LTD
Mead Cottage
The Ridgeway, Chalfont St Peter
SL9 8NP

Planning
Wiltshire Council
Monkton Park Offices,
Monkton Hill,
Chippenham,
SN15 1ER
8th June 2026

RE: Householder application for 35-36 Cuckoo's Nob, Wootten Rivers, Marlborough. SN84NR

Dear Sir/Madam,

Please find enclosed our planning application. Within this application are the following:-
Drawings: Site and location Plans, Existing and Proposed Plans and Elevations Photographic Survey

Design

Proposal: Construction of a new front porch and rear garden room extension

1. Introduction

This statement supports the planning application for a new porch and garden room extension. The property is a traditional 2 storey cottage. The proposal aims to improve the property's layout and energy efficiency while respecting its original architectural character.

2. Design Principles and Character

Porch

- **Scale:** Small, single-storey addition subordinate to the main cottage.
- **Aesthetics:** Pitched roof matching the existing cottage roof pitch.
- **Materials:** In brick, white painted affect doors and windows and slate tiled roof to match the host building.
- **Function:** Creates a thermal buffer zone to reduce heat loss through the front door.

Garden Room

- **Scale:** Single-storey rear extension modest in footprint.
- **Aesthetics:** Features large glazed areas to maximize natural light and views of the garden.
- **Roof Design:** Flat roof with a glazed roof lantern
- **Materials:** Matching brickwork to blend the cottage seamlessly into the garden setting with white timber elements to form the doors, windows and pelmet concealing the guttering

3. Impact on Heritage and Context

- Both elements use footprints that ensure the original cottage remains the dominant structure.

4. Amenity and Impact on Neighbours

- **Privacy:** Window placements prevent any direct overlooking into neighbouring properties.
- **Overshadowing:** Low roof heights ensure no loss of daylight or sunlight to adjacent gardens.
- **Noise:** The extensions serve standard residential purposes with no increased noise impact.

5. Access and Sustainability

- **Access:** The front porch maintains level threshold access where structurally feasible.

- **Transport:** Existing parking arrangements and highway access remain completely unchanged.
- **Sustainability:** Double glazing and high-specification insulation will exceed current building regulations.

Negotiation

All matters to do with this application are negotiable. If for any reason you are unable to delegate or recommend for approval, please contact me as soon as possible so that I may have the opportunity to make any necessary alterations or amendments.

Your Sincerely

Anthony Taylor

Photographic Survey, Coloured elevations and visual intent:



Existing house



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



