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PLANNING STATEMENT

S73 Planning application for extension to front and rear of existing dwelling

at

Wendy Cottage, Back Hill, Malmesbury SN16 9BT

9 June 2026

1.0 Introduction

- 1.1 Planning permission was granted under reference PL/2026/00948 on 13/05/2026 for "Single-storey front and rear extensions, external alterations and alterations to parking area".
- 1.2 The approved plans varied from those submitted by including changes to the parking area and a reduction in height of the front extension.
- 1.3 Following preparation of the construction drawings it has been found that the reduced ridge height of the front extension would compromise the access into the mezzanine area and would not comply with the building regulations for height over steps and stairs.
- 1.4 In order to make the most efficient use of the land in a central location it is proposed to revert back to the submitted height of the front extension. This is 250mm higher than the approved plan. It could be considered as 'de-minimis' as the height increase is well away from the boundary and doesn't materially alter the daylight impact on neighbours. To confirm this ahead of construction, we are submitting revised plans and incorporating internal and other changes as follows:
 - a) The double height bedroom on the ground floor is removed and the mezzanine extended to provide a bedroom and ensuite. The overall number of bedrooms is unchanged as the ground floor room is enlarged to become a dedicated living space.
 - b) The zinc cladding on part of the front elevation changed to timber cladding. We understand from discussions with the planning officer that this is likely preferred material choice.

2.0 Impact

- 2.1 As demonstrated in the submitted light studies, the proposed extension does not adversely impact on the daylight to the neighbouring property.
- 2.2 The provision of additional living accommodation makes best use of the site without any increase in construction materials. As such, it represents an improvement in terms of sustainability.
- 2.3 The side facing Velux rooflights of the approved scheme had one rooflight accessible from the mezzanine and the other over the double height space. In the amended scheme, both will be accessible. However, there aren't any issues of overlooking to that side of the property so the amendment will not have an adverse impact.
- 2.4 The timber cladding is considered a more appropriate material in the conservation area. It is proposed to use a contemporary hardwearing natural finish board such as Western Red Cedar.

3.0 Variation sought

3.1 It is requested to substitute the following approved plans:

Proposed Plans P05 Rev C to replace P05 Rev B
Proposed Elevations P06 Rev C to replace P06 Rev B
Proposed Elevation and Section P07 Rev C to replace P07 Rev B
Proposed Block Plan P08 Rev C to replace P08 Rev B
Daylight Study for 16 - 18 Silver Street P09 Rev B replace P09 Rev A
Proposed Parking Plan and Section P11 Rev C replace P11 Rev B

4.0 Conclusion

- 4.1 Having considered the policies governing extensions and alterations and examples of approved extensions we submit that the proposals are acceptable in terms of design.
- 4.2 Having considered the character of the immediate townscape and the effect of our proposals we consider that they do not adversely affect the townscape, local character or character of the conservation area and should be granted consent.
- 4.3 The local planning authority is therefore respectfully requested to approve this application.