

## **Planning Statement**

### **Section 73 Application to Vary Condition of Planning Permission PL/2025/07609 Parkside Farm House, Braydon, Swindon, SN5 0AQ**

#### **Introduction**

This statement accompanies an application made under Section 73 of the Town and Country Planning Act 1990 seeking to vary the approved plans associated with planning permission PL/2025/07609 for extensions and internal alterations at Parkside Farm House.

The approved scheme includes a two-storey rear extension alongside a single-storey rear extension with a flat roof. This application seeks permission to amend the approved design by introducing a first floor above the approved single-storey element, creating a modest two-storey addition with an apex roof.

The proposed amendment retains the approved footprint and overall form of development while providing additional accommodation to meet the evolving needs of the occupants.

#### **Site and Planning History**

Planning permission was granted under reference PL/2025/07609 for proposed extensions and internal alterations to Parkside Farm House. The approved development comprises a two-storey rear extension and an adjoining single-storey rear extension.

The current proposal relates solely to the approved single-storey element and seeks to add a first floor within the same footprint.

#### **Proposed Development**

The proposal involves the construction of an additional first-floor workspace above the approved single-storey extension. The extension will be finished with an apex roof design that is subservient to the main dwelling and the approved two-storey extension.

The roof form has been carefully designed to reflect the character of the existing property and surrounding built form. The proposed roof will utilise matching materials, including replica Cotswold stone roof tiles, creating a more cohesive and visually attractive appearance than the previously approved flat-roof design.

The accommodation created at first-floor level will provide additional workspace for the owners, who operate businesses from their home. The space will support the continued operation of these businesses without altering the residential use of the property.

#### **Design and Appearance**

The proposal has been designed to remain subordinate to the existing dwelling and approved extensions. The scale, massing and roof form have been carefully considered to ensure the extension integrates successfully with the host building.

Replacing the approved flat roof with a traditional pitched roof creates a design that better reflects the character of the existing farmhouse and results in a more balanced and coherent rear elevation. The use of matching materials will ensure continuity throughout the development and preserve the visual quality of the property.

The proposal therefore accords with the objectives of Wiltshire Core Policy 57, which seeks high-quality design that responds positively to local character and distinctiveness.

## **Residential Amenity**

The proposed amendment is modest in scale and contained within the footprint of the approved extension. Given its position relative to neighbouring properties and the site's countryside setting, the proposal will not result in any unacceptable overlooking, loss of privacy, overbearing impact or loss of light.

## **Conclusion**

The proposed amendment represents a logical and sympathetic evolution of the approved scheme. The introduction of a modest first-floor workspace and apex roof will provide functional benefits for the occupants while enhancing the overall appearance of the extension.

The proposal remains subservient to the existing dwelling, respects local character, utilises matching materials and complies with relevant planning policies. It is therefore considered that the variation of condition sought under Section 73 should be approved.