

PLANNING STATEMENT

JUNE 2026

This statement has been prepared to support the application for a variation of conditions to the planning consent granted in 2021 at 64 Wellington Way, Salisbury, Wiltshire, SP2 9BX. The property is now known as 64a Wellington Way.

Planning was granted on 9 August 2021 under Planning application no. PL/2021/05911 for a new one bed semi-detached dwelling with off street parking and rear garden attached to number 64. During construction my client has had to make a few alterations to the fenestration to improve the use of the property and keep within budget.

Building control required an air source heat pump rather than a traditional boiler; the installation of this being handled under a separate full planning application PL/2026/01773

The following have been carried out :

The rear bifold doors swapped for smaller French doors for cost and simplicity the larger bifold left little wall space for furniture.

The kitchen window two casements swapped for one picture window, less glazing bars gives better light into the room.

First floor front and rear windows reduced in width for cost and floor layout especially with the plant room to the front. The size of the first floor windows now matches the adjoining and neighbouring properties so they might have looked out of place being 3 casements wide rather than 2.

First floor bathroom - a fan light is more private than full opening casement

The porch has not been started above ground yet. It is proposed to swap the location of the porch door and window to create access from the front of the porch rather than the side this matches next door better and to makes access into the property straighter

On the first floor the bathroom and wardrobe have been swapped over. It was thought that a large walk in wardrobe was a poor use of space in a house this small. Better to have a work from home space and less dedicated clothes storage. It is preferable to have the larger window in the office. Downstairs the internal layout has not been changed.

These alterations do not affect the amenity of the neighbours and it is considered that these changes do not impact the character of the surrounding neighbourhood.

