

31 Brynards Hill, SN4 7ER

May 2026

Purpose of this statement

This Planning Statement has been prepared by Resi Design LTD as part of a Householder Application submission to the Wiltshire Council. This statement is in support of a part single storey and part 2 storey rear extension, internal alterations and all associated works to 31 Brynards Hill, SN4 7ER.



The Proposal

The application seeks planning permission for a double-storey rear extension, a partial single-storey rear extension, internal reconfiguration, and all associated works at 31 Brynards Hill, SN4 7ER. The proposal aims to modernize the existing semi-detached house, providing a spacious open-plan living arrangement on the ground floor and an improved, expanded bedroom layout upstairs to meet contemporary family standards.

The property is a semi-detached house sharing a boundary with No. 32 on the left. The proposed works have been meticulously designed across successive revisions to remain subservient to the original dwelling and highly respectful of the adjoining residential amenity.

Ground Floor Extension and Alterations

The proposal consists of a coordinated ground-floor rear footprint expansion designed to optimize the deep site:

- **Open-Plan Family Core:** The extension removes the outdated existing rear walls to create a vast, open-plan Family, Kitchen, and Dining area. This creates a cohesive, modern social heart for the home.
- **Glazing and Natural Light:** The single-storey portion features two large rectangular roof lights to ensure deep daylight penetration into the new living space. A comprehensive glazed door and window system across the rear elevation maximizes natural light and provides a seamless transition to the extensive rear garden.

First Floor Extension and Internal Reconfiguration

The project includes an upper-level extension and an internal remodel to improve the home's flow, efficiency, and capacity:

- **Bedroom Layout and Master Suite:** The first-floor footprint is extended and reconfigured to introduce a major new bedroom designated as "Bedroom 2", which is enhanced with its own private, dedicated ensuite facility.
- **Circulation:** The existing family bathroom and front bedrooms are structurally retained, seamlessly tying the old and new quarters together via a central landing. This layout successfully establishes a modern four-bedroom family home with highly efficient spatial flow.

Design and Impact

Scale and Massing

The extension features a combination of double-storey and single-storey elements carefully designed to respect the original building's forms. The two-storey extension section introduces a pitched roof form that ties cleanly into the existing property, ensuring the overall addition maintains a subordinate profile that stays below the host dwelling's primary ridge line.

Privacy

No windows are proposed for the side elevations that would overlook adjoining properties. All primary glazing is directed purely toward the property's own private, 37.75-meter-deep rear garden.

Technical Considerations

The design avoids interference with local infrastructure or utilities. Furthermore, the extension expands exclusively into the existing patio zone, leaving the mature tree canopies along the rear and side boundaries completely untouched, thereby retaining natural privacy screens.

Materials

All external finishes for the new elements—including brickwork, roofing tiles, fascia, and window frames—are specified to match or closely complement the existing dwelling in color, texture, and style. This ensures the extension blends seamlessly with the original architectural character.

Summary of Associated Works

The proposal is completed by a comprehensive internal layout redesign and all associated building works, including the modernization of structural partitions to create a seamless transition between the existing home and the new additions. These improvements include substantial upgrades to the property's thermal performance, building envelope insulation, and overall energy efficiency, resulting in a meticulously planned layout that fully optimizes the footprint to meet contemporary family needs.

Visual and Neighborly Impact

- **Public Realm:** The proposed extensions are strictly confined to the rear of the property. The design remains completely set back behind the main building line, ensuring there are no visual modifications or negative implications for the principal elevation, the public realm, or the established street scene of Brynards Hill.
- **Materials:** All external finishes for the new structural elements—including the brickwork, roofing tiles, fascia detailing, and rainwater goods—are explicitly specified to match or closely complement the existing dwelling in color, texture, and style. This architectural continuity ensures the extensions blend seamlessly with the original character and aesthetic of the host property.
- **Scale and Massing:** The proposed additions are highly proportionate to the primary dwelling, utilizing a stepped double-storey and single-storey design. The two-storey rear portion introduces a pitched roof form that integrates cleanly below the host dwelling's main ridge line. This keeps the additions visually subordinate and minimizes any impact on the daylight, outlook, and privacy of the attached neighboring property at No. 32.
- **Infrastructure:** The proposed footprint expands entirely within the existing rear patio zone. Care has been taken to ensure the works avoid interference with local utility lines, and the extensive layout leaves the mature tree canopies along the rear and

side boundaries completely untouched, preserving the established natural screening of the site.



Precedent

PL/2024/00886

- 1 Highgate, Brinkworth Road, Royal Wootton Bassett, SN4 8DU
- Two storey side extension, single storey front and rear extensions

PL/2023/04704

- - 19 Springfield Crescent, SN4 7AP
- -Porch to front elevation. Single and two storey extensions to rear elevation

Conclusion

The proposal at 31 Brynards Hill represents a high-quality improvement to the existing dwelling, allowing for the optimal use of this residential property. By replacing the outdated rear arrangement with a modern, open-plan extension and an optimized four-bedroom layout, the project ensures the long-term viability of the semi-detached property as a sustainable family home.

Policy and National Framework Alignment

The proposal aligns with the core objectives of the Wiltshire Core Strategy—specifically Core Policy 57 (Ensuring High Quality Design and Place Shaping)—and the National Planning Policy Framework (NPPF). In accordance with the NPPF's "presumption in favour of sustainable development," this project represents a sustainable extension of an existing residential use within a built-up area. Specifically, the design adheres to Chapter 12 of the NPPF (Achieving well-designed and beautiful places) by ensuring the new addition is sympathetic to the local character and history of the surrounding built environment.

Impact and Character

- **Scale and Massing:** The proposal constitutes a proportionate addition that maintains the architectural harmony of the neighborhood. The stepped double-storey pitched and single-storey design profiles ensure that the extension remains subordinate to the original building, respecting both the character of the host dwelling and the wider built context.
- **Streetscape:** As the works are situated strictly at the rear, the proposal will have no adverse effect on the streetscape or the public realm of Brynards Hill.
- **Site Optimization:** The development strikes a careful balance between maximizing the potential of the site and maintaining an exceptionally generous garden area, leaving the existing shed and mature boundary tree canopies entirely unaffected.

- **Residential Amenity:** The design has been meticulously planned across successive revisions to ensure no loss of light or privacy for neighboring residents, specifically protecting the daylight and outlook of No. 32 via stepped-in massing and satisfying the planning requirement to provide a high standard of amenity for existing and future users.

Final Summary

In summary, the proposals significantly improve the character and composition of the existing dwelling. Given that the project complies with both local design guidance from Wiltshire Council and national planning policy, we respectfully request that planning permission be granted.

In the interests of working collaboratively and proactively with the LPA, if you have any queries in relation to the content of our proposal, please do not hesitate to contact us.