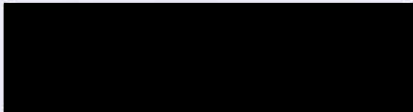


Keech Design Services Ltd

1 Harbour Close
Swindon SN25 3DL



Wiltshire Council
County Hall
Trowbridge

Planning

Dear Sirs,

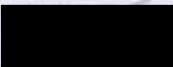
Re: 14 Marlborough Road, Burbage, SN8 3AU. Planning statement.

This application is to convert an attached garage to an annex, plus minor internal alterations in the main house.

The property is detached and is in a large plot. The site is within the NW Downs NL and the Burbage Conservation area.

The site had a previously refused annex (15/02107) which was quite a large addition to the property. This proposal is only modifying the existing property with no extension works. At present there is an attached garage with a storeroom behind, separated by a covered walkway. The footprint will not alter, the only construction will be to enclose the walkway and continue the existing roof. The proposal will have a bedroom, a sitting room and a wet room, with meals being provided by the host dwelling. As this proposal is an annex, it will have no impact on the parking, although I have shown three off road spaces on the block plan, there are numerous other spaces and a double garage to the front. There is to be no raising of the existing garage ridge line and only a very small increase in the footprint to accommodate the wet room. From the front elevation the only difference will be removing the garage door and replacing with a window. To both sides the difference will be the position of existing doors and windows and there will be no change to the rear.

It is anticipated that the council will support this application.



R G Keech. Agent.