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## Planning & Construction Statement

### Property:

The House  
Minety  
Malmesbury SN16 9QG

Wednesday, 18 September 2024

### Proposal:

Subdivision of property, extension, and conversion of 1.5 storey detached garage building to three-bedroom dwelling and erection of detached single garage building.

### Planning Statement:

In response to the pre-application feedback, the design incorporates minimal first-floor windows, as opportunities for these are extremely limited, especially on the west elevation, which is particularly sensitive. The first-floor bathroom window will feature obscured glass and inward tilt opening. The main bedroom window is relatively small and primarily faces the featureless side of the existing dwelling, largely obscured by the proposed garage roof. Additionally, the existing first-floor garage window overlooks only the front parking area, which is typical for most UK housing.

### Construction Management Statement:

The property features a large hard-standing area at the front, covering 240.3 square meters, with enough space to accommodate more than eight vehicles - far more than would ever be required. As a result, contractor parking during construction will not impact access or parking for residents, thanks to the ample available space.