

Planning Statement

New Two Storey Rear Extension
at 26 St Station Road, Corsham, SN13 9EY

mood design

Background and Context

The applicants, Simon and daisy Watters, live at 26 Station Road, Corsham with their young family. The property (see image below) from the street is attractive late victorian detached four bedroom house set within a generous plot. To the rear is a later two storey extension. The dwelling is in a central location in the town, less than 10 minites walk from the facilities within the High Street.



Image 1: The dwelling at 26 Station Road, Corsham

The Proposal

The application seeks planning permission for the erection of a two storey rear extension. The existing two storey extension and conservatory are to be demolished to facilitate the development (see images below) The loss of such a modern, unsympathetic additions should not be considered objectionable.

The new extension will have a pitched roof to match existing and be finished externally in stone to match existing dwelling.

Internally the extension will provide an open kitchen/living space, improved bedroom layouts, ensuite bathroom and repositioned first floor bathroom.



The new extension will have standard room heights, unlike the existing, resulting in a higher ridge level. However given the setback the extension will not be visible looking towards the front elevation. The gable elevations will provide the biggest visible change, however the property on the right sits on higher ground and the property on the left has its own substantial gable (see images below). As such the changes are considered in proportion and an improvement on the existing rendered flat roof extension.

The new extension will be finished sympathetically in materials that are in keeping with the existing building and local surroundings.

Internally the extension will provide an open kitchen/living space, improved bedroom layouts, ensuite bathroom and repositioned bathroom. The improvements will allow internal spaces to now address the garden which is not the case with the existing and provide the requirements for changing family needs.

The new extension projects approx a further 2500mm beyond rear of existing two storey extension but does not extend beyond rear of adjacent neighbours. No additional overlooking or loss of privacy would arise as a result.

The dwelling benefits from a large area of hardstanding which is used for the parking of vehicles. The area can readily accommodate three vehicles. The proposed works have no impact on this.

The proposal is an improvement on the existing with no adverse harm to the visual qualities of the area.

It is respectfully requested that planning permission is granted.



Image 2: 28 Station Road, Corsham



Image 3: 1 Nursery Gardens, Corsham