

NM/2608/planning

20 July 2026

Development Management
Economic Development and Planning
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Dear Sirs

28 LICKHILL ROAD CALNE WILTS SN11 9DE

Proposed extension over garage and alterations to existing extension to rear of house

We are making an application to extend over the existing garage to the side of this property, and a alterations to the existing extension to the rear. The property has had a garage and also been extended to the rear in the past.

The first floor extension has been designed to a modest scale, and provides a simple double bedroom with dual aspect windows. We have looked carefully at the setting of the house particularly in relation to its neighbour at 30 Lickhill Road. The proposal reflects this thinking, with the extension set back to level with the front of no.30, and the roofline being dropped along the boundary, all to minimise the impact of the extension upon the neighbouring property.



Above is a photograph showing the current relationship between the two properties, which shows no. 30 set away from the boundary.

I have previously applied for and received permission for a similar extension at no. 22 Lickhill Road, which has now been constructed, below is a drawing showing that extension.



FRONT SOUTH WEST ELEVATION

The alterations to the rear essentially opens up the current Kitchen area to link through with the earlier extension. An important element of this is the raising of the floor level to avoid a step, as well as the ceiling within the new Kitchen area. A small portion of the garage is given over to a new Ground Floor WC and small Utility area. To the rear the current window and door configuration is being altered.

The front elevation retains much of the existing garage and its shallow pitched roof. The existing house and extension to be rendered with a through render type product such as K-Rend, with other matching materials, ie clay double roman tiles and upvc window.

To the side elevation, a band of Cotswold reconstructed stone, to match that to the garage front wall, to be introduced to break between the lower painted render and the K-Rend render.

To the rear, a raised flat roof replaces the current shallow lean to roof pitch, together with its rooflights. There is a pyramid style lantern light which will be largely shielded from direct sunlight by the existing house and new extension, thus avoiding overheating.

The intention is to modernise the existing house with a coloured K-Rend type lightly textured render finish to the walls, whilst matching traditional clay double roman tiles for the new extension roof, and matching white window to the front.

Below are photographs taken of the current house.



Front West Elevation



Side North Elevation



Rear East Elevation

There is a large drive to the front offering parking for up to 3 cars, and there is no proposal to make any changes to that. The drive is directly off Lickhill Road.

Should you wish to discuss the application further, please contact Nick Matthews on 07769 704733.

Yours sincerely

Nick Matthews

Copy to Jack and Hannah Bracher applicants