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Planning Architecture Conservation

Your Ref	Our Ref	Date
	5921/IMM	22 July 2026

DESIGN AND ACCESS STATEMENT FOR A VARIATION OF CONDITION APPLICATION RE: PROPOSED DEMOLITION OF EXISTING PORCH AND REPLACE WITH A GARDEN ROOM AT 8 GASTON LANE, SHERSTON, WILTSHIRE, SN16 0LY

1. **Property Description**
   Number 8 Gaston Lane is a three-storey property constructed in stone with a stone tiled roof and a second floor single stone gable dormer facing the street. The property is mid terrace with no rear garden but a long and very large front garden. The property has a small timber extension with a lean to roof on the front elevation which is currently used for a porch area.

2. **Proposed Works**
   Our clients have had planning permission granted under reference PL/2026/03144. They are now looking to amend the roof design to a hipped roof and therefore we are applying for a variation of condition application.

3. **Amount and Scale**
   The additional floor area remains the same footprint as the existing permission.

4. **Layout**
   The layout of the proposals can be seen on the submitted floor plans and elevations drawings.

5. **Materials and Appearance**
   It is proposed that the extension is finished in cedar cladding and left untreated with aluminium French doors and balanced windows. The flat roof part will be a single ply membrane roof and the hipped roof will have reconstructed stone tiles.