



1 Freegard close

Calne

Wiltshire

SN11 8HX



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1. Site

1.1. The application site contains a detached property and is located within the area of Calne, Swindon.



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2. Site & Planning History

2.1. Wiltshire district council shows there has been no planning applications made upon the property.

3. Site Assessment

3.1 The Proposed site is located on Freegard Close in a quiet cul-de-sac area of the town of Calne. The property has private entrance/parking. This is a detached ground & first floor property.

Please see site plan below:



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4. Proposal

Garage Conversion.

Upgrading existing garage to building regulation standards, garage is connected to house so plan to knock through from utility/kitchen into the garage to create additional room to provide additional space for children's area, it will not be used as a bedroom.

The change does affect car parking arrangements but we have 2 remaining spaces on driveway. It is only used for storage as site images will show.

Within this intention is to remove the garage door and create a window to give natural light & trickle ventilation into the area. The proposed window will match the current design & finish per existing.

There will be no issue with regards to parking as there is already off street parking on the property.

Externally the property rendering/finish will remain the same as well as the footprint of the floor plan will remain the same.

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APPENDIX A

Front view of property



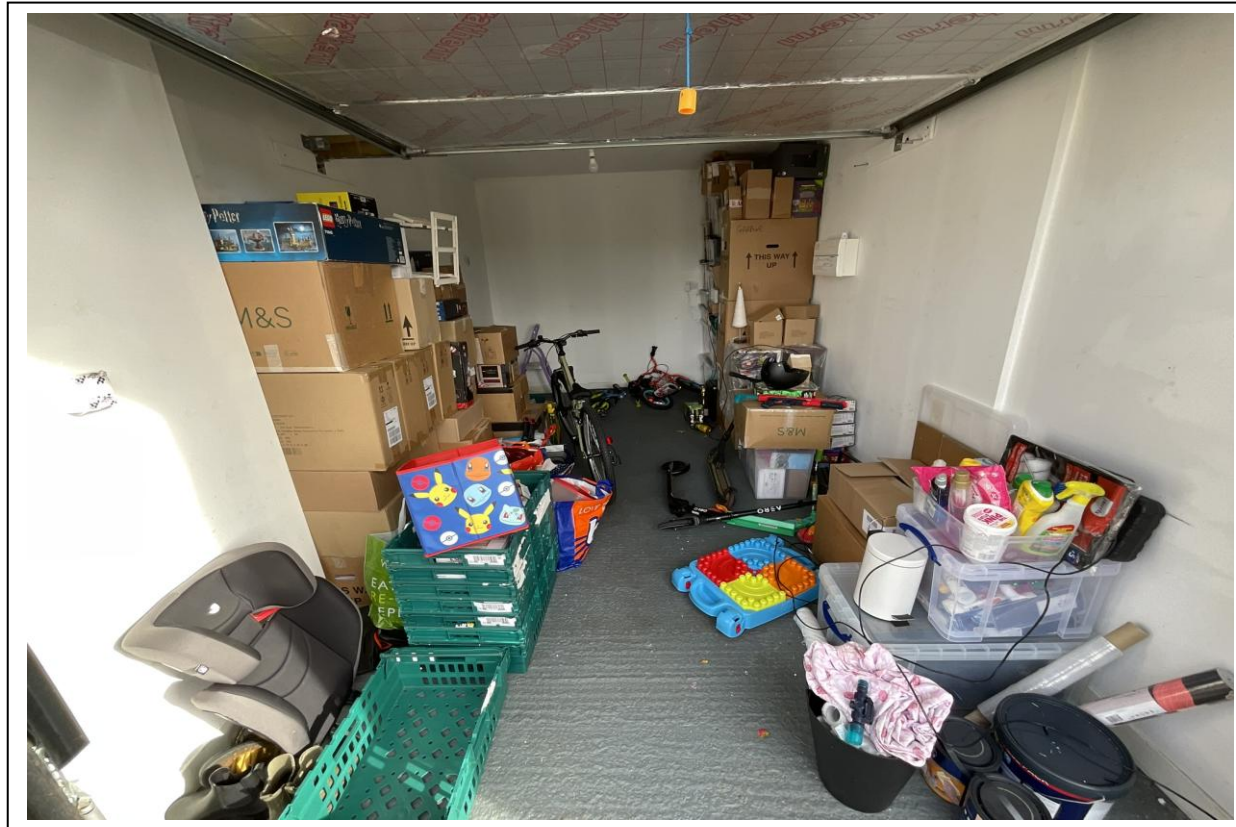
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APPENDIX B



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APPENDIX C



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APPENDIX D



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APPENDIX E



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5. Access & Approach

5.1 Access indicated per attached site plan.



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6. Flood risk assessment

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
[▶ Why surface water flooding is a problem](#)

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Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

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Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

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Reservoirs

[More about your reservoir flood risk](#)

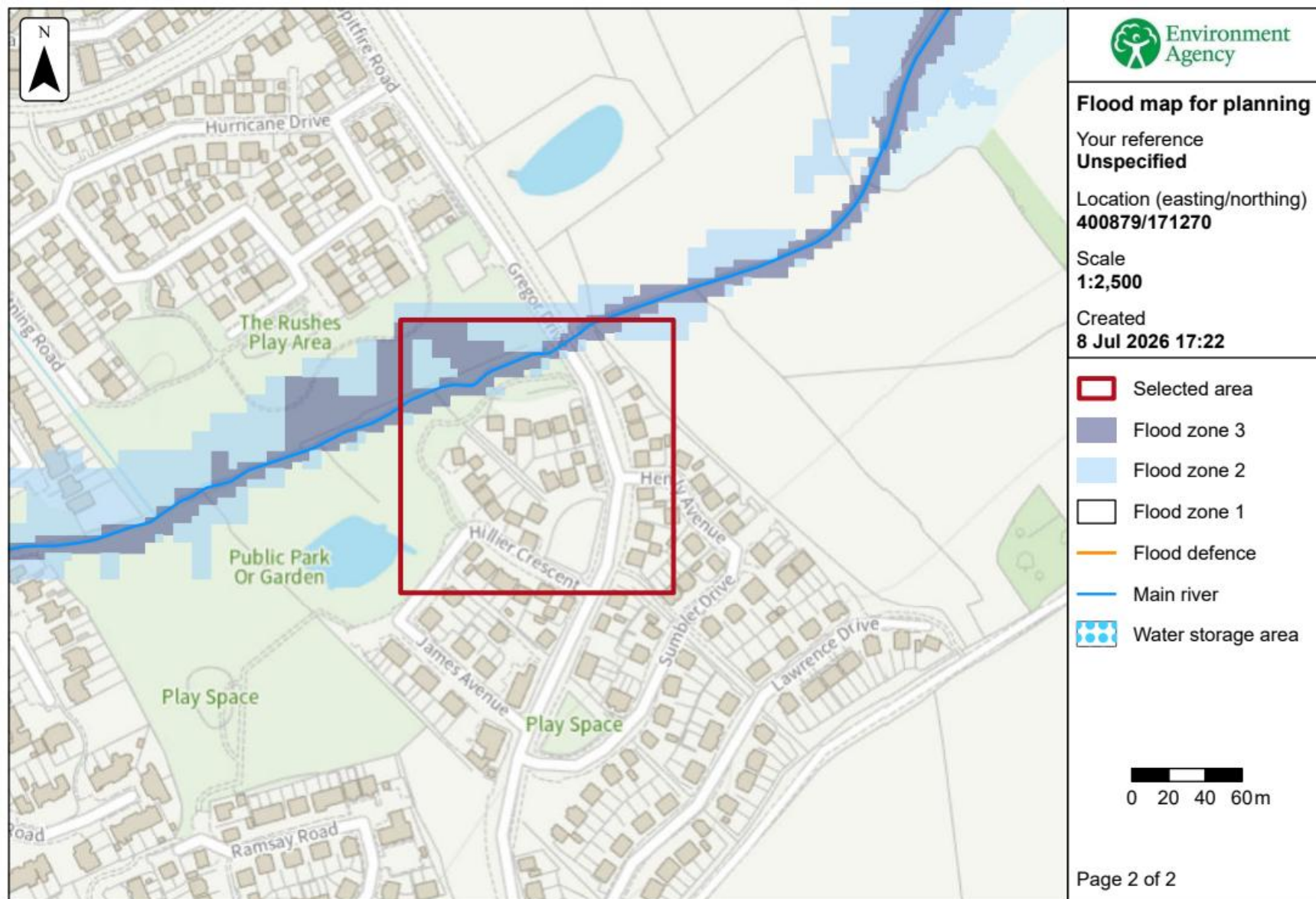
Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

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7. Conclusion

The proposed garage conversion represents a modest, sympathetic enhancement to this semi-detached dwelling. By replacing the existing garage door with a high-quality brick and windows matching the original facade, the conversion will seamlessly integrate with the property's aesthetic.

The new family room improves the internal layout and flow of the home, utilizing the existing footprint without encroaching on neighbouring land.

Access arrangements remain unaffected, and the local parking capacity remains sufficient. The works will have no adverse impact on the residential amenity or privacy of the adjoining semi-detached property.

Overall, the proposal delivers vital, modern living space while fully respecting the character of the surrounding street scene.