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Planning Department
Wiltshire Council
County Hall, Bythesea Road
Townbridge, Wiltshire
BA14 8JN

15th JUNE 2026

Dear Sir/Madam,

Demolition of existing porch and erection of double -storey front extension with a front verandah covered with a canopy at 29 Ashley Road, BA15 1RU.

This is a Householder Application for a semi-detached house.

The description of the Proposed Scheme is as follows:

The proposed development includes the erection of a double-storey front extension of 2.59m in depth and 3.37m wide. On the ground floor, the extensions will be used as a porch, and a study room on the first floor. The double-storey extension will feature a gable roof to seamlessly merge with the existing roof structure.

The materials will be wooden/timber cladding and roof tiles to match the existing.

The application comprises:

- Cover page with Site Location Plan (1:500)
- Site Block Plan Existing and Proposed (1:200) with Site Location Plan (1:1250)
- Site Plan Existing and Proposed (1:500)
- Existing Floor Plans
- Proposed Floor Plans
- Existing Elevations
- Proposed Elevations (contains labels explaining the proposed materials)
- Existing and Proposed Sections

Comparable Applications to the Proposed Scheme:

Site Address	Date of Application	Application Reference Number	Decision	Types of Works
Chestnut Cottage, 188 Ashley Green, Little Ashley, BA15 2PW	February 2018	17/12051/FUL	Granted	A two storey extension and internal alterations to an existing house and a new garage/store
59 WINSLEY ROAD, BRADFORD ON AVON, BA15 1NX	May 2022	PL/2022/03035	Granted	It is proposed to erect a single storey rear extension, a double storey front extension, together with the necessary internal alterations.

We would like to highlight the similarities in the Proposed Scheme to those of 59 Winsley Road and Chestnut Cottage, 188 Ashley Green. One application includes the erection of a double-storey front extension and other wooden cladding.

In accordance with the adopted Supplementary Planning Document: *Design of Residential Extensions* (2006), the proposed development comprises a carefully considered two-storey front extension measuring 2.52 metres in width and 3.37 metres in depth.

The property occupies a sensitive small village setting characterised by only three closely related dwellings, creating an intimate and highly restrained built environment. In response, the proposal has been designed with particular care to respect the quiet rural character, low-density pattern of development, and modest domestic scale that define the immediate surroundings.

The proposed extension has been thoughtfully proportioned to remain clearly subordinate to the host dwelling, ensuring that the original building continues to dominate visually. Its

scale, form, and positioning have been carefully balanced to create a seamless and sympathetic addition that integrates naturally with the existing property while preserving the established character of the village setting.

Architecturally, the extension adopts a traditional gable-ended roof form that reflects and complements the existing dwelling, reinforcing a cohesive and harmonious appearance. Importantly, the ridge height has been intentionally set below that of the principal roof, ensuring the extension remains visually subservient and avoids any undue prominence within the streetscene.

The external material palette has also been carefully selected to enhance the quality and contextual response of the proposal. The introduction of wooden/timber cladding to the front elevation provides a refined and natural finish that responds positively to the rural vernacular, adding visual warmth and texture while maintaining compatibility with the host dwelling.

Overall, the proposal represents a high-quality and sensitively designed form of development that successfully balances contemporary enhancement with respect for local character. The extension will integrate harmoniously with the existing dwelling and its surroundings, preserving the distinctive qualities of the village environment while delivering a proportionate and visually coherent addition in accordance with the objectives of the adopted Householder Design Guide and relevant design policies.

For the above reasons and the policy references, we respectfully request that the council grant permission for the proposed scheme.

If you have any questions, please do not hesitate to contact me.

Yours faithfully,

Patrick Bowler