

PROPOSED SINGLE STOREY EXTENSION & SUNDRY WORKS
REVISED APPLICATION
11, BECKFORD CLOSE, WARMINSTER, BA12 9LW.

FOR MR PAUL PHILLIPS

STATEMENT

The site

11, Beckford Close, Warminster is a semi-detached bungalow within a small cul-de-sac of similar dwellings, occupying a good sized plot. Present accommodation comprises 3no. bedrooms, dining/living room & a bathroom. There is a detached small single garage close to its south-west boundary. The main structure is built in painted render, above a brick plinth, under a profiled tile roof. Currently the main bedroom is within a flat roofed wing off the side and rear, with a lean-to porch off this at the rear.

The building is set well back from the road, in much the same relative position as the others in the Close. The frontage area contains some planted borders and small trees. The main garden is mature and to the rear, where there are further trees of various varieties. Of these, the largest specimen, a Mountain Ash, is to be reduced in height and dead limbs removed by Acer Tree Surgeons, Chapmanslade, Westbury.

Access & Car Parking

Vehicular and pedestrian access is off Beckford Close. Open parking for at least three vehicles is to the front.

The present garage is approximately 2.7m x 5.1m externally and thus below the standard that would count as a car space. It is to be removed.

Proposal

This application follows the previous version, (Ref PL/2025/09041, approved 22nd December 2025) and seeks approval for changes to the fenestration within the side replacement extension, now completed.

The previous Statement mentions that *"the main proposal comprises a single storey lean-to extension to the side and rear of the existing flat roofed structure. Other works include removing the prefabricated garage and rear bay window, as well as sundry changes to the fenestration. The interior is altered to form a more modern and improved layout."*

Building materials include painted render, with a facing brick plinth, all to match the existing. The flat roof would use a proprietary single ply membrane."

With this new application the fundamental size and shape of the proposed side extension remains unchanged. The differences now shown in this application are to its fenestration, as follows:

1. Rear elevation: the two wide windows replaced by a pair of doors with narrow sash windows each side separated by narrow masonry piers; and two wall lights; all positioned about a centreline.
2. South-west side: (a) left-hand window narrower, and (b) another narrow sash window added near the rear corner, and (c) a wall light added to illuminate this side access path.
3. North-east side: (a) narrow sash window substituted for the previous folding doors, and (b) the corner window (existing) reduced in width.
4. The plinth below the rendered walls now also rendered. The main rendering remains proud of the plinth for aesthetic integrity. To complete the matter a small patio (3m x 3m) is shown on the floor plan (drawing 08) immediately outside the rear elevation's doors, along with a peripheral path and gravelled margin around the base of the walls.

The reasoning behind these changes is to improve the interior illumination and outlook from within, and the later realisation that the previous folding doors (north-east side) would better serve the property if they were moved to the rear. This change, in particular, forms a pleasing and symmetrical elevation. In glazing terms the rear windows amounted to 4.9m² and the new version is 5m².

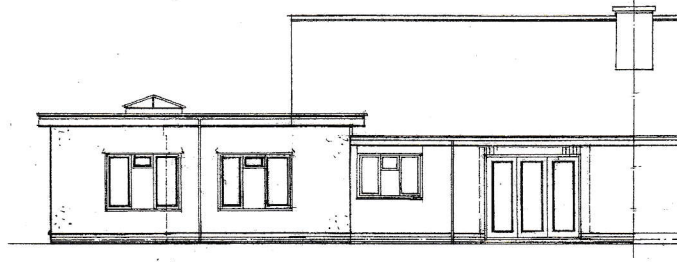
The north-east side folding door array was 4.4m², and its window substitute is 1.3m² (the small corner window is essentially existing). Finally, for the south-east side the original scheme was 2m² and is now 2.7m² in area.

- It is contended that there is little or no significant difference in loss of privacy to neighbours.
- 5, Gypsy Lane's garden runs along the site's eastern boundary, and seems to be somewhat higher. This and the very minor difference in window & door area, surely does not materially and adversely affect their amenity.
- The additional window introduced to the south-west side is fairly close to 13, Beckford Close's 1.8 – 2m high boundary fence, and as such does not compromise their amenity at all.

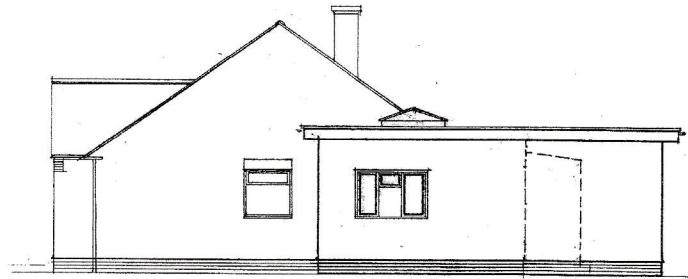
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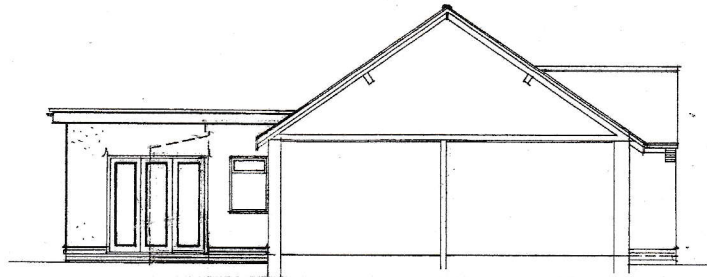
For comparison purposes, below are the previously approved elevations (not to standard scale)



REAR



SOUTH- WEST



NORTH-EAST

August 2026.