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Date

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04 September 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 lead roof and the hipped roof will have reconstructed stone tiles.