



Architecture & Landscape

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2nd September 2026

Dear Planning Officers,

12 Watergates, Colerne – Householder Planning Application

I am acting as agent on behalf of Mr & Mrs Gorman, for whom this Householder Planning Application sets out to enable the alteration and extension of their family home. This application follows a previous approval for a similar design, reference PL/2025/01951, which has been implemented and is currently on site. This is a revision to that scheme, arising from some challenges in building-out the loft conversion as previously intended, and which alters that element to omit the approved box dormer and instead raise the rear extension to include a first-floor room.

I enclose the following:

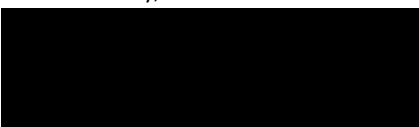
1. Site location plan
2. Planning application form
3. Design & Access Statement outlining the proposal, including background and site information, and incorporating details of both pre-application enquiry ENQ/2024/01444, which resulted in a positive and encouraging appraisal, and Planning application PL/2025/01951 which was approved.
4. Plans, sections and elevations of the property as existing
5. Plans, sections and elevations of proposed scheme, with materials annotated
6. Preliminary ecology appraisal, with summary on page 4 identifying no bats present and no further required surveys (albeit with some proposals for enhancement)
7. Details of products for Ecology mitigation measures

We recognise that the site is located in a conservation area, and within proximity of listed buildings and objects [including several within the church yard], and that views towards this part of Colerne from the south are important to the landscape setting. We believe the revised design to still be a considered and sensitive proposal in respect of these considerations. We note that visibility from the South was a consideration previously, and a sketch view is included in the DAS towards the back of the document (which can be compared for a similar view showing the box dormer scheme earlier in the DAS).

The enclosed Ecology report accompanied the submission for PL/2025/01951; as that approval is currently under construction, with active works on site at present, it is unlikely that new ecology activities are present. The mitigation is still going to be implemented as agreed; we hope that you will accept the enclosed report as remaining sufficient, with its recommendations re-asserted through.

Please note that visibility of the property from Vicarage Lane is limited, and that access to the garden will likely be wanted by the officer. This should be arranged in advance as the garden gate is kept locked; do please contact our office on 01453836393 to arrange this.

Yours sincerely,



Matthew Austin RIBA

Director, Architect - Austin Design Works

