

Wiltshire Council
Planning Department
Monkton Park Offices
Chippenham
Wilts. SN15 1ER

DATE: 27th September 2026

**RE: HOUSEHOLDER PLANNING APPLICATION FOR DEMOLITION OF EXISTING
PORCH AND CONSTRUCTION OF REPLACEMENT FRONT EXTENSION/PORCH:
1 WEIR HAYES AVENUE, RUDLOE, CORSHAM, WILTS, SN13 0NG**

Dear Planning Officer,

Please find enclosed a Householder Planning Application for the demolition of the existing front porch and the construction of a replacement front extension at the above property.

The existing porch is of poor construction, comprising a flat roof and single-skin walls, and has suffered from damp and general deterioration over time. The proposal seeks to replace this inadequate structure with a modestly enlarged front extension that will provide improved accommodation and functionality for the applicant and their family.

The proposed extension has been carefully designed to complement the existing dwelling and respect the established character of the surrounding area. The property forms part of a mid-terrace row with a double-fronted appearance and is constructed predominantly in reconstructed stone with rendered first-floor elevations. The proposed extension adopts a traditional design approach, incorporating a pitched hipped roof that reflects the architectural style of the host dwelling and neighbouring properties.

Materials have been selected to ensure the extension integrates successfully with the existing building and wider street scene. The walls are proposed in natural stone, with a concrete tiled roof

to match and complement the existing dwelling and surrounding development. The use of these materials will ensure a cohesive and sympathetic appearance.

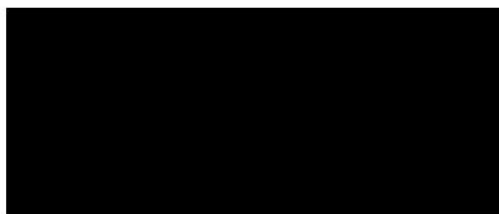
The proposal represents a modest addition to the property and has been designed to remain proportionate to the host dwelling. Owing to its scale, location and form, it will not result in any material adverse impact on neighbouring occupiers in terms of outlook, privacy, daylight or sunlight. The development will therefore preserve the residential amenities currently enjoyed by adjacent properties.

The character of the area has evolved over many years, and there are numerous examples of porches and front extensions within the immediate locality. As such, the proposal sits comfortably within the prevailing pattern of development and reflects an established feature of the surrounding streetscape. The extension will not appear incongruous or dominant and will instead provide a well-designed enhancement to the appearance of the property.

Overall, the proposal constitutes a high-quality and sympathetic form of development that improves the functionality and appearance of the existing dwelling whilst respecting the character of the host property, neighbouring development and the wider street scene. It is therefore considered that the application complies with the relevant policies of the Development Plan and the design principles of the National Planning Policy Framework.

We respectfully request that Wiltshire Council grants planning permission for the proposed development.

Yours faithfully,

A large black rectangular box used to redact the signature of Robert Manning.

Robert Manning
