

Planning Statement.

3 Wessex Close, Melksham SN12 7LY

Demolition of existing garage and adjoining storage structure and the construction of a double garage.

1. History

Located in the South Ward of Melksham civil parish the property was constructed during the 1950's and is one of six properties arranged in three pairs around the close.

2. Planning History

There is no available planning history for the property.

3. Original Construction

The dwelling was built in pale red multi bricks under a brown concrete interlocking tile pitched roof.

The detached single garage was constructed in the same brickwork but with a monopitch corrugated asbestos roof.

Prior to the recent purchase by the applicant the gap between the house and the garage was infilled with a block and timber storage building under a monopitch roof and a conservatory was added to the rear of the house.

4. Access

Pedestrian access is from the bound surface of Wessex Close and vehicle access is via the concrete service road to the northwest. Both remain unchanged by the proposal.

The privet edge on the boundary adjacent to the service road will remain.

5. Hard surfacing

The driveway and paths currently are laid to concrete, additional concreted areas were added later, and the lawn to the front was replaced with gravel in the early 2000's.

6. The Proposal

- a. The demolition of the existing single garage and the adjoining storage building, having a combined footprint of some 28.6m²
- b. The erection of a flat roofed double garage linked to the house and having a footprint of some 35.1m²
- c. Materials
 - i. Brickwork to match existing, in Wienerberger Caldera Red Multi or similar.
 - ii. Sectional garage door finished in grey.
 - iii. Window and rear door pair to be in white uPVC.
 - iv. Roof to be finished in a torch applied membrane.
 - v. Fascias and the soffit to the rear to be in white uPVC.
 - vi. Rainwater goods to be in white uPVC Squareline.
- d. Driveway and paving to be in permeable bonded gravel.
- e. The stoned area to the front of the property is to be reinstated as a lawn.



Front elevation from Wessex Close.

(© Google Maps)



View from the site access.

Single garage and storage building to be demolished.
Flank wall of adjacent garage block visible to the left.



View towards the gable wall of the dwelling.

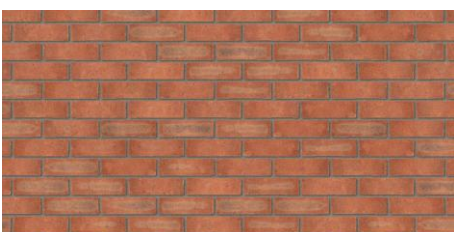


View from the rear garden.

The timber section of the storage building and the existing garage, both to be removed, are visible right of centre.



Indicative image of proposed drive.



Wienerberger Caldera Red Multi