

Trewent, Wyndham Lane, Allington, SP4 0BY

Design and Access Statement.

1. Site History

Trewent is a detached residential property situated on the eastern side of Wyndham Lane within the village of Allington, Salisbury. The lane developed incrementally throughout the 20th century as part of the gradual outward expansion of Allington, transitioning from an agricultural settlement into a low-density residential area characterised by individually designed dwellings.

Publicly available property-transaction records indicate that Trewent changed ownership in 2003 and again in 2014, aligning with wider patterns of modern suburban residential occupation in the area. While the property's precise date of construction is not recorded in the national heritage database, its design, building form and surrounding development suggest a mid-to-late 20th-century origin, consistent with the post-war growth of Allington and nearby Salisbury.

The plot has historically formed part of the rural hinterland surrounding Wyndham Farm. Over time, as housing demand increased, Wyndham Lane evolved from a farm access route into a discreet residential enclave made up of detached bungalows and houses in generous garden plots. Trewent represents part of this later phase of residential infill, contributing to the established domestic character of the lane.

As a modern residential dwelling, Trewent does not possess architectural or historic characteristics that would confer intrinsic heritage significance. Its primary value lies in contributing to the established suburban character of Wyndham Lane through its domestic scale, detached form, and landscaped garden setting.

Key points relevant to significance and setting include:

- The property is separated from Wyndham Farmhouse by later residential development, limiting intervisibility.
- The architectural palette of the area is varied, and the lane does not exhibit a coherent historic style.
- The site does not form part of a designated landscape or conservation area.
- Any contextual significance is derived from the incremental residential development of Wyndham Lane in the 20th century.

Accordingly, the site is assessed as having **low heritage sensitivity**, with no elements of the existing building or plot requiring conservation-led restrictions.

2. Permitted Development Context

The proposed side extension has been designed fully in accordance with the criteria set out under Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, and would ordinarily constitute Permitted Development. The scale, height, footprint, and siting all comply with the relevant limitations, and the proposal is therefore consistent with what would normally be achievable without formal planning permission.

However, due to the existing building's internal ceiling height, the property's current eaves level is lower than the internal ceiling line, meaning that the extension cannot physically align with the existing eaves while meeting building-function requirements. Although this condition is a feature of the existing structure rather than the proposed development, it technically prevents the extension from meeting the GPDO requirement relating to eaves height. As a result, a householder planning application is necessary.

The design has therefore been prepared within the spirit and limitations of the permitted-development rules, and the only reason planning permission is required is the constraint imposed by the existing building's eaves configuration, not because of any excessive scale or visual impact created by the proposal.

In addition, the side extension has been deliberately set back from the front elevation, ensuring it remains visually recessive and largely hidden from the street scene in everyday views. This set-back design approach reduces any perceived massing, preserves the existing character of Wyndham Lane, and ensures no adverse effect on the local streetscape.

3. Design

Due to the natural topography of the site, the neighbouring property adjacent to the proposed small side extension sits approximately 0.5 m higher than the ground level at Trewent. As a result, the overall perceived height of the extension from the neighbour's side will be comparable to that of a typical 1.8 m timber boundary fence. This ensures that the development will not appear overbearing, nor will it cause any material loss of light or outlook to the neighbouring property.

In addition, no windows are proposed on the elevation facing the neighbour, preventing any potential overlooking and maintaining an appropriate level of privacy. The combination of the site level difference, the modest scale of the extension, and the careful placement of openings ensures that the proposal has no adverse impact on the adjoining property and fully complies with the amenity principles set out in local planning policy.

The proposed extension has been carefully designed so that all rainwater goods, including gutters and downpipes, are positioned on the front and rear elevations only. No gutters are located on the side elevation facing the neighbouring property. This ensures that all maintenance can be carried out entirely from within the applicant's land, with no requirement for access onto or over the neighbouring property.

This arrangement has been intentionally incorporated to demonstrate a considerate and practical design approach, ensuring the extension can be fully maintained without causing any disruption or reliance on adjoining landowners.

The proposed extension has been deliberately positioned on an area of the plot that is already heavily paved and free from trees, vegetation, or wildlife activity. Locating the development on this previously hardened surface avoids any disturbance to the rear garden, which contains established planting and has greater potential for supporting local wildlife. This approach minimises ecological impact and preserves the more biodiverse areas of the site.

Building to the side of the property is therefore an important element of the proposal, as it enables the applicant to retain the existing natural garden space while utilising an area of low environmental value.

In addition, the design allows for all rainwater goods to discharge to a water butt, enabling the collection and reuse of rainwater during drier periods. This supports sustainable water management principles and reduces the demand on mains water for garden use.

4. Key Reasons the Proposal Should Be Approved

Design & Compliance

- The extension has been designed fully within the **spirit and dimensional limits of Permitted Development**, with planning permission required **only due to the existing property's unusually low eaves**, not because of any excessive impact or scale.
- The extension is **set back from the front elevation**, meaning it is visually recessive and **largely hidden from the street scene**.
- All rainwater goods are positioned on the **front and rear elevations**, ensuring maintenance occurs entirely within the applicant's land.

Neighbour Amenity

- The neighbouring property sits approximately **0.5 m higher**, meaning the extension will appear no taller than a **standard 1.8 m boundary fence**, preventing any sense of overbearing impact.
- No windows face the neighbouring boundary, ensuring **no overlooking or loss of privacy**.
- The modest scale and careful placement ensure **no loss of light, outlook, or amenity** for neighbours.

Environmental & Site Considerations

- The extension is located on an area that is **already fully paved and of low ecological value**, avoiding any impact on trees or wildlife.
- Positioning the extension to the side preserves the **rear garden**, which has greater ecological potential and established planting.
- Rainwater can be directed to a **water butt**, promoting sustainable water use and reducing surface-water runoff.

Character & Appearance

- The design respects the **mixed residential character** of Wyndham Lane, where varied bungalows and detached homes form a non-uniform, incremental streetscape.
- The extension maintains domestic scale and appearance, ensuring it **fits comfortably within the established suburban context**.
- Being set back and visually contained, the proposal **does not alter the street scene** or harm local character.

Planning Principles

- The proposal meets the intent of national and local design guidance by:
 - Preserving neighbour amenity
 - Minimising ecological impact
 - Ensuring maintainability
 - Respecting the character of the area
- No heritage assets are affected, and the proposal has **no impact on the setting of nearby listed buildings**.

The applicants are committed to working positively and proactively with the Local Planning Authority throughout the application process. The proposal has been carefully designed to respect planning policy, neighbour amenity, and the character of the local area, and we remain fully prepared to engage constructively with planning officers to address any queries or refine details as required. Our intention is to ensure that the development proceeds in a manner that is considerate, policy-compliant, and aligned with the expectations of the Authority and the community.