

**DESIGN & ACCESS STATEMENT
PROPOSED LOFT CONVERSION**

Fairlands, Coombe Road, Salisbury. SP2 8BT



Introduction

This statement has been prepared by **Loft Living Conversions Ltd** on behalf of their client; the owner of **Fairlands, Coombe Road, Salisbury**.

The purpose of the planned loft conversion is to create an additional bedroom and bathroom.

The property in question, Fairlands, is located in Salisbury and governed by Wiltshire Council.

The property does not fall under the auspices of:

1. Green belt
2. Conservation area
3. AONB

**Specified in accordance with Wiltshire Council website*

The majority of the proposed works fall within permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The planning application is submitted solely due to the inclusion of a side-facing roof light (Velux window), which falls outside permitted development requirements.

Site Description

The Applicants detached property sits within a sizable plot. The front of the property is set back from the road by approximately 10 meters and is put to loose gravel, forming comfortable parking for 3 cars. To the rear, a long garden leads to a wooded area beyond which are open views of the surrounding countryside. The overall setting therefore is spacious with very limited overlooking.

The gable fronted house is constructed in materials of it's time, finished in a combination of red brick and cladding. The side elevations of the property faces toward neighbouring dwellings; however, the proposed roof light is positioned such that it overlooks the neighbouring roof slope rather than habitable rooms or private amenity space.

The surrounding area is mainly residential, characterized by one and two storey properties that are eclectic in style but generally modern in terms of building type, architecture and building materials.

Proposal Description

The proposal comprises:

- Construction of a side dormer loft conversion within the existing roof space.
- Installation of a single side-facing roof light (Velux window).
- Internal alterations to create additional habitable accommodation within the loft.

The dormer structure has been designed to sit comfortably within the existing roof form and remains subordinate to the host dwelling.

All other aspects of the development comply with permitted development criteria relating to volume, height, materials, and position.

Design Principles

Scale and Massing

The dormer has been designed to remain proportionate to the existing dwelling and subordinate to the main roof structure. Its scale reflects typical loft conversions found within residential settings and does not result in overdevelopment.

Appearance

Materials will match or closely resemble the existing dwelling to ensure visual continuity. The dormer will be finished in a timber cladding so that the proposal integrates sympathetically with the host property.

Rooflight Design

The side-facing Velux window is modest in scale and positioned flush within the roof slope, minimising visual impact. Its placement ensures it remains discreet when viewed from the public realm.

Impact on Neighbouring Amenity

The proposal has been carefully designed to avoid adverse impacts on neighbouring properties.

- The side-facing rooflight looks outward across the neighbouring roof slope.
- There are no direct views into neighbouring habitable room windows or private garden areas.
- As a result, there are no concerns regarding overlooking or loss of privacy.
- Proposed windows in the dormer are set with sill heights above 1.7 metres.

Given the orientation and relationship between properties, the development will not result in unacceptable impacts in terms of overshadowing, loss of light, or overbearing appearance.

Access

Existing Access

The property benefits from established vehicular access arrangements which will remain unchanged.

Inclusive Access

The proposal relates solely to alterations within an existing dwelling. Access arrangements at ground level remain unaffected. The additional accommodation is accessed via an internal staircase consistent with a typical residential loft conversion.

Planning Policy Context and Considerations

The application has been assessed against relevant national and local planning policy.

National Planning Policy Framework (NPPF)

The proposal accords with the principles of the National Planning Policy Framework (NPPF), in particular:

- **Section 12 – Achieving Well-Designed Places**, which promotes high-quality design that is sympathetic to local character while allowing properties to evolve to meet changing needs.
- Paragraphs supporting sustainable development and the efficient use of existing residential buildings through proportionate extensions and alterations.

The proposal represents a modest residential improvement that enhances the usability of the dwelling without causing harm to neighbouring amenity or local character, consistent with NPPF objectives.

Wiltshire Core Strategy (Adopted January 2015)

The development has been designed to comply with the relevant policies of the Wiltshire Core Strategy, including:

Core Policy 57 – Ensuring High Quality Design and Place Shaping

This policy requires development to respond positively to local character, reinforce a sense of place, and be compatible with adjoining buildings. The proposed dormer is subordinate in scale, uses matching materials, and integrates appropriately with the existing dwelling and surrounding residential context.

Core Policy 64 – Demand Management

The proposal does not alter access arrangements or generate additional parking demand beyond that typically associated with a single dwelling. Existing access and parking arrangements remain unchanged and adequate.

Residential Amenity

Core Policy 57 also requires that development maintains acceptable living conditions for neighbouring occupiers. The side-facing rooflight overlooks only a neighbouring roof slope and does not introduce direct views into habitable rooms or private amenity areas. Consequently, there are no unacceptable impacts relating to privacy, outlook, or overshadowing.

Permitted Development Context

Aside from the side-facing roof light, the proposal falls within permitted development parameters. The requirement for planning permission arises solely from the inclusion of a side-facing window rather than from any wider design or amenity concerns.

Conclusion

The proposed side dormer loft conversion represents a modest and well-designed enhancement to the existing dwelling. The scheme:

- Respects the character and appearance of the host property.
- Maintains the amenity and privacy of neighbouring residents.
- Requires planning permission solely due to the side-facing rooflight, which presents no overlooking concerns due to its outlook across a neighbouring roof.

The proposal is therefore considered acceptable and compliant with relevant local and national planning policy, and approval is respectfully requested.

It is requested that planning permission be granted for the proposed development for the reasons set out in this design and access statement.