



Fairview, SN9 6LW

Design, Access & Heritage Statement

April 2026

Project Details



Client Property Address:

Fairview, SN9 6LW

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Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at Fairview, SN9 6LW

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Site Analysis

2.1 Designated Areas

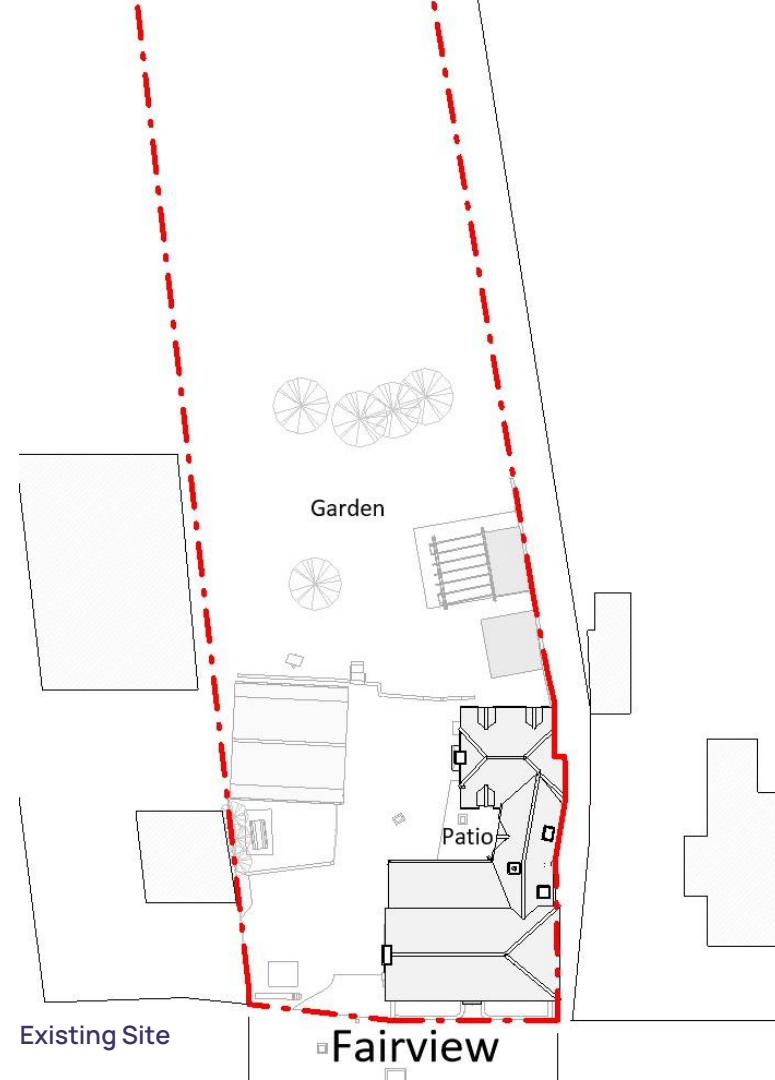
The site is located within the Conservation Area with no other planning designations.

The site is to be within a rural/heritage setting typical of Wiltshire villages. No direct impact on listed structures has been identified. The proposal respects the wider setting through scale and material choice.

The existing property is a traditional detached dwelling with:
Red brick / render external walls
Pitched concrete tiled roof
uPVC windows and doors

The application site forms a clearly defined residential plot with established boundary treatments. The existing dwelling is positioned within the plot in a manner consistent with neighbouring properties, with a private rear garden extending beyond the built form. The plot is regular in function, providing adequate amenity space and separation from adjoining properties.

The immediate surrounding context is residential in nature, with neighbouring properties of a similar scale, form, and character. Dwellings in the vicinity are typically two-storey buildings with pitched roofs and are constructed using traditional materials such as brick and tile. Over time, many properties in the area have been extended or altered, particularly to the rear, reflecting a common pattern of incremental development.



The Proposal

3.1 Proposed Design

The proposal comprises a ground floor infill extension, with a flat roof. The proposal has been carefully designed to be subservient to the overall mass and volume of the house.

the proposal is positioned within the rear footprint
Connects existing built elements to create a continuous infill elevation. Designed as a subordinate addition the extension depth aligns with existing rear building line, with a flat roof form reduces overall visual mass. Overall the ridge height of main dwelling remains unchanged

The proposal significantly improves functionality:
Creation of a large open-plan kitchen / dining / living area
Improved circulation throughout the ground floor
Better connection between internal spaces
Specific changes include:
Removal of internal walls to open up space

Materials are deliberately consistent with the existing dwelling.

The proposal has been carefully controlled:

- Single-storey only
- Subordinate height to main dwelling
- No extension to front elevation

Impact on Neighbours

4.1 Impact in Context

The proposed development has been carefully designed to ensure that there is no unacceptable impact on neighbouring residential properties. The works are limited to a single-storey rear extension and internal alterations, which are typical of domestic developments within the surrounding area. As such, the scale and nature of the proposal are consistent with the established pattern of development and are considered appropriate within this residential context.

The extension is positioned to the rear of the property (infill), ensuring that it remains largely screened from public viewpoints and does not alter the character of the street scene. This location also helps to minimise any potential impact on neighbouring properties, as the development is contained within the private rear garden area and does not extend beyond what would reasonably be expected for a property of this type.

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no/little impact to neighbouring properties:

- Due to the orientation of the proposal site the neighbouring property will not be overshadowed
- In terms of scale and massing, the proposed extension is modest and remains clearly subordinate to the host dwelling. The use of a flat roof further reduces its overall height and visual presence, ensuring that it does not appear overbearing when viewed from adjacent properties. The extension does not project excessively beyond the established rear building line and is comparable to similar forms of development within the locality.

Heritage

5.1 Heritage Statement

The proposed Fairview, SN9 6LW has been specifically designed in collaboration with the council to complement the appearance of the house and accentuate the high quality and consistent architectural styles of the area.

Although the dwelling is situated within the Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. Views of the proposal are limited and the alterations will not be visible from the public realm.

Alterations will be in keeping with the character of the area and hence it is considered that the proposals and will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.

Conclusion

Our proposal at Fairview, SN9 6LW is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposals would not affect the streetscape

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would