

Design & Access Statement

29 Raffin Lane, Pewsey SN9 5HJ | June 2026

1.0 Introduction

2.0 The Proposal

3.0 Impact on Existing trees and Shrubbery

4.0 Views

6.0 Access

7.0 Conclusion

1. Introduction: This document has been prepared in support of the planning application for alterations to the existing residential property at 29 Raffin Lane, Pewsey.

The property is a 3 bedroom, detached, single- story bungalow-style dwelling, constructed between the late 1960s and the early 1970s. Located within the Pewsey conversation area, the home features a large rear garden with views towards Hurly Lake and the River Avon. Raffin Lane was formerly a common meadow, used by villagers to graze their cattle. Today, the lane is home to several detached houses similar in age and style to no. 29 though many altered and extended over the years.

Currently, a small driveway leads off Raffin Lane, with a well-loved front garden extending eastwards. An under used garage and outhouse sit along the western boundary of the site, adjacent to the garage and fence of the neighbouring property.

The building's external finish consists of exposed brickwork, white PVC window frames, concrete roof tiles and a timber soffit painted in white. The roof slopes are generally shallow, gabled in form, with cross-gabled extrusions to the front and rear.

The property requires considerable renovation to bring this to date with modern living standards. Views to the garden are limited and the proposals here enclosed seek to improve the connection between the house and its immediate context through a series of contemporary changes in the rear openings to the rear of the building. There is no proposed alteration to the building footprint and none of the proposals will be any higher than the existing ridge line of the property.



2. The proposal has two elements:

2.1. Annex alterations

Alterations to the existing outbuilding at 29 Raffin Lane, Pewsey. This proposal was the subject of a successful planning application 20/11141/FUL that was not started within the permitted 3 years. The development proposal remains unchanged in this submission.

In its current state, the existing single-story outbuilding is used as a front garage and for general storage. The underutilised outbuilding sits along the western boundary of the property adjacent to the garage and fence of the neighbouring property.

The building's external finish consists of exposed brickwork, white PVC window frames, concrete roof tiles, and a timber soffit painted in white. The roof slopes are generally shallow and gabled in form. It is proposed to convert the existing unusable space into a flexible and ancillary space to the main house to act as an artist's studio and gym/study. The proposals include alterations to the glazing on the garden facing facade and changes to the internal partitions to facilitate this new use.

There are no proposed changes to the existing footprint of the building.

The materials proposed in this outbuilding are aimed to enhance and complement those existing. The proposed windows on the eastern elevation are to be fitted with profiled, black aluminium framed units to match those on the main house. The annex will be clad in a shade of timber that matches and complements the warm tones of the existing brickwork. All work will be completed to the highest standards of workmanship.



2.2. House alterations

Alterations to the rear of the existing building with minor changes to the internal layout throughout. This proposal was the subject of a successful planning application 20/11034/FUL that was not started within the permitted 3 years. The development proposal remains similar but is reduced in scope and impact.

The proposals seek to make the following changes:

- Minor internal layout changes to facilitate an interlinked kitchen, dining and living room. This will include changes to the windows and doors in the rear elevation of the house, all of which will be replaced with similar matching materials in grey aluminium. New matching windows will be installed in the existing protruding (dining room) outrigger. A larger window/door will be installed to the kitchen.

The exterior will retain the existing red brick and concrete tiles.

There are no proposed changes to the existing footprint of the building.



3.0 Impact on surrounding trees and shrubbery

No trees will be impacted as a consequence of the proposed works outlined within this application.

4.0 Views

While situated within the Pewsey Conservation Area and the wider area designates as an AONB, none of the proposed works will be visible from the public realm and are only partially visible from the rear gardens of the two neighbouring properties.

With this in mind, it is considered the proposal would have no harmful impact upon the character and appearance of the conservation area and will assist in creating a more characterful sense of place to enhance this.

5.0 Access

No changes are proposed to the existing pedestrian and vehicular access.

6.0 Conclusion

The proposal has been carefully considered to minimise its impact on the conservation area by limiting any additions in footprint and enhancing the existing architecture through a more characterful design and aspect to the garden.

The proposal sits within the footprint of the existing building and seeks to create a dwelling better suited to the needs and standards of a growing family whilst preserving and enhancing the wider conservation area.

We trust by these merits the application meets the core strategy policies as well as the Pewsey Neighbourhood Development Plan, the NPPF and Planning Practice Guidance.



Existing Site Location (not to scale)

