DESIGN AND ACCESS STATEMENT

BRIDGE HOUSE, 152 WILTON ROAD, SALISBURY, WILTSHIRE, SP2 7LA

1. Introduction

This Design and Access Statement has been prepared in support of a prior approval planning application for the proposed ground floor rear extension and internal reconfiguration of the dwelling at 152 Wilton Road, Salisbury, SP2 7LA.

The proposal seeks to improve the existing ground-floor accommodation through a modest rear extension, providing an improved kitchen and sunroom, together with internal alterations to create a more practical and functional arrangement.

The proposed rear extension will project approximately 1,600mm beyond the existing rear building line, resulting in a total rear projection of approximately 3,450mm from the main building, as shown on the submitted drawings.

The works are intended to improve the quality, usability and natural lighting of the existing dwelling while maintaining an appropriate relationship with the host property and surrounding residential area.

2. Site and Surroundings

The application property is located on Wilton Road in Salisbury. The wider postcode area contains a mixture of residential properties, including terraced and other forms of housing, with some properties having been altered or extended over time.

Existing aerial view of the rear of 152 Wilton Road

Existing rear view - 152 Wilton Road

Existing sunroom - 152 Wilton Road

Existing rear view- 152 Wilton Road

3. Proposed Development

The application proposes:

A ground floor rear extension projecting approximately 1,600mm beyond the existing rear building line.

A total rear projection of approximately 3,450mm from the main building, as indicated on the proposed plans.

Creation of an improved kitchen within the extended ground-floor accommodation.

Creation of an extended sunroom, providing additional usable living space and improved access to natural light.

Internal reconfiguration of the existing ground-floor accommodation.

Associated doors, windows and internal alterations required to facilitate the proposed layout.

The extension has been designed as a modest addition to the existing dwelling and is intended to read as a natural continuation of the house rather than an independent structure.

4. Design Approach

The design approach is based on four principal considerations:

- Improving the functionality of the existing dwelling.
- Providing a modest and proportionate addition.
- Maintaining the character and appearance of the host property.
- Maximising natural light and creating a better connection between the internal accommodation and rear garden.

The proposed extension is limited in depth and remains at ground-floor level. Its scale is therefore considered proportionate to the existing property.

The internal reconfiguration will make more efficient use of the existing floor area and the additional space created by the extension. The new kitchen and sunroom will provide a more practical arrangement for everyday residential use.

5. Scale and Massing

The proposed extension is relatively shallow, with an additional projection of approximately 1,600mm beyond the existing rear elevation.

The resulting projection of approximately 3,450mm from the main building provides sufficient space for the proposed kitchen and sunroom without creating an excessively large addition.

The single-storey nature of the extension ensures that its visual impact is limited. The extension will remain subordinate to the main dwelling and will not compete with the scale or proportions of the original building.

The design therefore represents an appropriate balance between providing useful additional accommodation and retaining the established form of the property.

6. Appearance and Materials

The extension will be designed to complement the existing dwelling through the use of appropriate materials, colours and detailing.

Where practicable, external materials will match or closely complement those of the existing property. The roof form, windows, doors and other external elements will be selected to provide a coherent relationship between the existing building and the new extension.

Particular attention will be given to ensuring that the extension appears as a well-integrated addition when viewed from the rear garden and neighbouring properties.

The proposed development will have no material effect on the principal front elevation of the dwelling or the established streetscape of Wilton Road.

7. Internal Layout

The internal layout is being revised to provide a more efficient relationship between the existing accommodation and the proposed extension.

The enlarged ground floor will accommodate a new/improved kitchen and sunroom, providing a more functional arrangement for cooking, dining and day-to-day family use. An additional shower/wc is provided and the existing kitchen converted into a study.

The internal reconfiguration will also improve circulation through the ground floor and make better use of the available space.

The proposal is therefore not simply an increase in floor area; it is intended to improve the overall functionality and quality of the existing dwelling.

8. Residential Amenity

The design has been developed with consideration of the potential impact on neighbouring properties.

The limited depth and single-storey nature of the extension will help minimise its visual impact and reduce the potential for significant loss of outlook or light to neighbouring dwellings.

The extension is located to the rear of the property and does not introduce additional upper-floor accommodation or elevated windows that would result in significant overlooking.

Any windows and doors serving the extension will be positioned and designed having regard to the existing relationship between the application property and neighbouring properties.

The proposal is therefore considered unlikely to result in an unacceptable impact upon neighbouring residential amenity.

9. Access

The proposal does not involve any change to the existing principal access to the dwelling from Wilton Road.

Pedestrian access to the property will remain as existing.

The proposed works are confined principally to the rear ground-floor accommodation and will not affect the existing relationship between the property and the public highway.

10. Sustainability

The proposal provides an opportunity to improve the thermal performance and energy efficiency of the existing dwelling as part of the construction works.

The extension will be designed and constructed in accordance with the relevant requirements of the Building Regulations. Appropriate levels of insulation, efficient windows and doors, and energy-efficient building services will be incorporated where applicable.

The introduction of additional glazing to the sunroom will also provide increased opportunities for natural daylight.

11. Planning Context

The application property lies within the Salisbury urban area. The wider SP2 7LA area is predominantly residential, with a mixture of property types and forms of development.

The proposal represents a domestic alteration and extension which responds directly to the needs of the existing dwelling.

The design is considered appropriate in principle because it:

- Remains subordinate to the existing dwelling;
- Is limited to a single storey;
- Provides a modest increase in accommodation;
- Does not materially alter the principal street-facing elevation;
- Improves the functionality of the existing home;
- Provides improved kitchen and living accommodation;
- Makes effective use of the existing residential site; and
- Seeks to avoid unacceptable effects upon neighbouring residential amenity.

12. Conclusion

The proposal has been designed to remain proportionate to the existing dwelling and to minimise its impact upon the surrounding residential environment. Its single-storey form and modest projection ensure that it remains subordinate to the main building, while the use of complementary materials will assist in integrating the addition with the existing property.

Overall, the development represents a logical and proportionate improvement to the existing dwelling. It will enhance the quality and usability of the accommodation without causing unacceptable harm to the character of the property, the wider area or neighbouring residential amenity.

For these reasons, the proposed development is considered to represent an appropriate form of residential extension and should be viewed favourably.

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