

Planning statement and photos – Revision A – 15.10.2026

Project: 2723

Site: 26 The Spring, Market Lavington, Devizes, SN10 4EA

Client: Mr Tom Thynne

Application Type: Full Planning Permission

Proposed: Erection of a single-storey detached outbuilding for use as a hairdressing salon, ancillary to the main dwelling, together with an additional car parking space.

1. Introduction

This Planning Statement has been prepared by Acorn Architectural Ltd on behalf of Mr Tom Thynne in support of a full planning application for the erection of a single-storey detached outbuilding in the rear/side garden of 26 The Spring, Market Lavington, for use as a hairdressing salon ancillary to the main dwelling, together with the provision of an additional car parking space.

This Statement should be read alongside the application drawings: 2723-01 (Existing Block/Roof Plan and Site Location Plan), 2723-02 (Existing Elevations and Site Section), 2723-03 (Proposed Block/Roof Plan), 2723-04 (Proposed Elevations and Site Section), 2723-05 (Proposed Floor Plan - Hair Salon) and 2723-06 (Proposed Elevations and Site Section - Hair Salon).

2. The Site and Surrounding Area

26 The Spring is a detached, three-bedroom dwelling set within a generous plot on the western side of The Spring, Market Lavington. The site is accessed via an existing driveway providing two off-road parking spaces and a large garage, and includes a large rear / side garden containing lawn, planting, a vegetable garden and a retaining wall separating the parking area, access and the rear / side garden.

The surrounding area is predominantly residential in character, comprising a mix of detached and semi-detached dwellings along The Spring. The application site does not fall within a conservation area and the dwelling is not listed.

3. Planning History

No planning history relevant to the current proposal has been identified for this site. This Statement has been prepared on that basis; the Local Planning Authority's records should be consulted to confirm no outstanding matters affect the site.

A large scheme has been approved opposite the site for a mixed commercial and residential use.

4. The Proposal

Full planning permission is sought for the erection of a modest single-storey, flat-roofed outbuilding within the rear garden, for use as a hairdressing salon ancillary to the main dwelling. The building has an overall footprint of approximately 5.5m x 3.5m (circa 19.3 sq.m) and accommodates a hair salon area, reception desk, WC/store, and a small drinks station with shelving, as shown on drawing 2723-05.

The proposal also includes the formation of one additional car parking space within the site, shown on drawing 2723-03, to serve visiting clients of the salon. No alterations are proposed to the main dwelling, which is shown for context only on the drawings.

5. Design, Scale and Appearance

The outbuilding has been designed as a modest, single-storey structure, subordinate in scale to the main dwelling and set well within the plot, away from neighbouring boundaries. As shown on drawing 2723-06, the building will be finished in render over a concrete plinth below damp-proof course, with white double-glazed windows and doors, black uPVC rainwater goods, and an EPDM/GRP flat roof covering.

Given its scale, siting towards the rear of a large plot, and simple domestic-style appearance, the outbuilding is considered to preserve the character and appearance of the host property and the wider street scene, and will not be prominent in views from The Spring.

If this was not a hair Salon the building would fall under permitted development rights which are still intact on this site.

6. Impact on Neighbouring Amenity

The single-storey outbuilding is sited away from shared boundaries with neighbouring properties (26 The Spring adjoins No. 24 and No. 28) and, by virtue of its scale, siting and the low-key nature of a single-operator hairdressing use, is not considered to result in any material loss of privacy, daylight, sunlight or outlook to neighbouring occupiers. The scale of the use (a single stylist serving clients by appointment) means that noise, activity and comings and goings will remain consistent with those expected of a residential garden building and will not be materially different from the general activity associated with the host dwelling.

There will be an average of 8 clients per day.

Product deliveries on average will be 1 per month and will typically arrive during the day whilst one of the homeowners' cars is not there.

7. Highways, Access and Parking

Wiltshire Council's minimum residential parking standard (Local Transport Plan 2011-2026, Car Parking Strategy, Table 7.1) requires 2 allocated parking spaces for a dwelling with 2 to 3 bedrooms. As a three-bedroom dwelling, 26 The Spring is required to provide 2 spaces; this requirement is already met by the existing driveway parking, which is unaffected and unchanged by this proposal.

In addition to the existing provision, the proposal introduces one further parking space specifically for salon clients, bringing the total on-site provision to 3 spaces. As demonstrated on drawing 2723-03, the site retains sufficient space for vehicles to manoeuvre and turn within the curtilage, allowing all vehicles - including those visiting the salon - to enter and leave the site in forward gear without needing to reverse onto The Spring.

The occupier of 26 The Spring currently operates her hairdressing business from rented premises elsewhere within Market Lavington, and the majority of her existing clients are themselves residents of the village. Those clients presently travel to her rented premises and, following relocation of the business to 26 The Spring, are expected in the main to continue to walk to their appointments rather than drive, consistent with their current travel patterns within the village. The additional parking space has nonetheless been provided to accommodate any clients who do choose to drive, including those from outside the immediate village.

On this basis, the proposal is not considered likely to generate a material increase in vehicle trips or on-street parking demand in the vicinity of the site, and the highways and parking implications of the development are considered acceptable.

8. Conclusion

This Statement demonstrates that the proposed hairdressing salon outbuilding is modest in scale, sympathetically designed, and sited so as to protect the amenity of neighbouring occupiers. The proposal makes appropriate provision for parking, exceeding the Council's minimum standard for the host dwelling, while the nature of the business and its predominantly local, walking clientele mean that the proposal is not expected to result in a material increase in traffic or parking demand in the area.

For the reasons set out above, it is respectfully submitted that the proposal accords with relevant national and local planning policy and that planning permission should be granted.

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Street view



Rear view

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View along side garden looking at house



View from house looking at side garden