Re: 2, Swanborough Close, Chippenham, SN15 3FG

Application PL/2023/06413

1. This response is submitted on behalf of the owners and occupiers of 12, Willis Close, Chippenham, SN15 3GJ (No. 12). No 12 adjoins the property in question and shares a boundary fence to the left of the subject property when viewed from the road. This submission contains 7 separately numbered photographs (all taken on the evening of 27.08.2023).

2. We have concerns as to the impact of the proposed development on our own property. Those concerns broadly fall into 2 categories:

    a. Blocking of light

    b. Overlooking

3. The application also fails to note that subsequent to the photographs and site plan being prepared but prior to its submission a substantial metal structure has been erected immediately to the rear of the existing conservatory. This has the effect of extending the structure significantly into the garden. It can be seen within photographs 1 to 3.

Blocking of Light

4. The current conservatory does not significantly extend above the fence line between the properties. It does not (given both its dimensions and structure) impact on the light. The effect of the proposed development is to create a substantial flank wall immediately adjacent to the fence dividing the properties. See photograph 2. This will likely significantly reduce the amount of natural light to the patio area and the window which can be seen in photograph 2.

5. That window is the only natural light to the room beyond, which is currently used as a play area for our young children. The view from that window is shown by photographs 6 and 7. As can be seen, the creation of a large flank wall immediately outside that window will reduce the natural light coming in.

6. The wooden house immediately in front of the window houses our pet tortoise. Again, the proposed elevation will likely reduce by some margin the natural sunlight entering that part of the property.

7. It will mean that the area does not enjoy natural sunlight for the most part of the day.

8. The application does not appear to have considered this issue. No consideration has been given (on the face of the application at least) to the 45 degree rule, which ought to lead to the application being refused. At the very least, it is suggested that permission ought not to be granted until a full assessment has taken place.

Overlooking

9. The current arrangement means that the only windows which overlook our garden are set well back from the fence. It is understood from the plan submitted that one of the windows is for a bathroom and the window is frosted. The plans indicate that those windows will be replaced with 2 larger windows, neither of which will be frosted.

10. The position of those windows will be significantly closer to the fence line and will therefore overlook the garden to a much more significant degree than currently. That is not a desirable situation, especially when we have 4 young children.

11. That additional overlooking will render the rear garden of the property significantly less private than it currently is. It appears from the proposed plans that both windows (and certainly the right most one as viewed from the rear of the property) would be within 7m of the boundary line. This, it is submitted ought to lead to a refusal of consent.

Submission

12. In light of those points, we consider that the planning authority ought to refuse permission for the proposed development. As a minimum the windows to the rear of the elevation should be obscured and a proper natural light evaluation undertaken. The foregoing considerations would not apply to a single storey extension and we would not object to the same.

Further Considerations

13. In the event that planning permission is in fact granted then conditions ought to be imposed limiting the working hours on site to between 0900 and 1600 given the presence of young children within the property and the fact that the same is used for home working.

Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7

