Dear Mr Vellance

Reference PL/2023/07696

I object to this application for the following reasons;

'Single storey side extension with balcony, two storey front extension, first floor extension to front, rear and sides and creation of new garage and access'. **This is a Rebuild!**

Every aspect of the original design has changed and the overall size is now considerably larger, the developer will have to part demolish and build new.

This application is too vague and proper plans must accompany this application showing drainage, dimensions, materials, waste, construction, lighting, noise and environment considerations before this application is ready for consideration. What are they trying to avoid? Not a tree survey that's for sure as there is no need for one NOW!

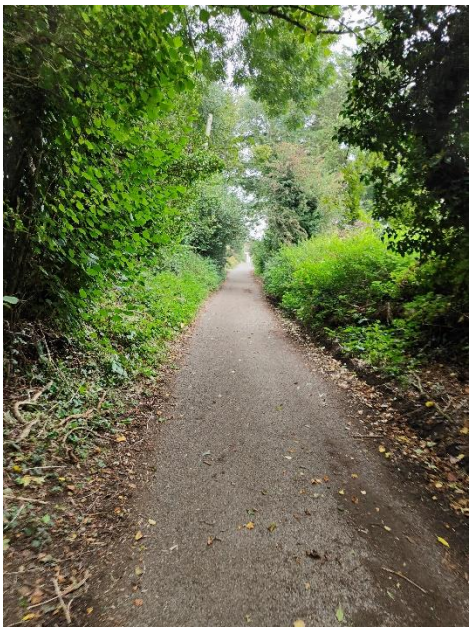
Up till now there has been zero consideration for neighbours, the local community or even the environment, so I think we should be concerned.

The Wiltshire Wildlife Trust who I **note** have **not been consulted**, need unhindered access to tend their livestock (by law) of which their entrance provides the only turning point before it morphs into a well-used Public Right of Way WARM93 and must not be blocked/congested in case of emergency. This PROW is regularly used by children going to school, horse riders, and runners and enjoyed by many walkers (including dogs) and naturalists in this quiet area of Warminster.

With additional heavy traffic required to access the dwelling this PROW will be an unnecessary danger to users and in the winter months a quagmire as it already sits low in the water table, with this and the noise it will deter users - potentially making cyclists, runners and horse riders etc use the main Boreham Road.



The Lane leading to the present dwelling is much too narrow to support large vehicles with trees either side and with a canopy that is almost closed. Even at the eastern end of the Lane the disruption that would be caused to the residents, **who were also not consulted** and all other users of the single traffic narrow lane would be inconvenienced.





As the original dwelling and its garden was purposefully designed to enhance its surrounds within the River Wylye Nature Corridor and the Smallbrook water meadow reserve, any **enlarged rebuild** as proposed would look totally out of place with other houses along the lane and is bound to impact on this special area for nature and would be detrimental to its wildlife. I was saddened to see so many trees already hacked down (pre application) one falling on the corner of the original building - hardly professional! Bats, birds and other rare species are prevalent here and any rebuild let alone new build would impact on them. Note in the image below that there are holes on the roof and tiles missing - perfect roosting places for bats. More importantly this house looked and was habitational before the chainsaws came in making it look a complete mess – perhaps this was also pre-planned for effect!





Finally I would caution the decision makers as to the way this developer has presented this application as things don't appear to be as transparent as they could which makes me question the professional nature and what difficulties may crop up if this application is allowed to proceed. This application and the potential precedence it confers flies in the face of any nature recovery program aimed at enhancing the Wylye River Corridor and its supporting habitats and should be considered with this in mind.