From: Jason Jackson
Sent: Monday, November 13, 2023 3:05 PM
Subject: PL/2023/08924 : The Old School House, 79 Bristol Street, Malmesbury, SN16 0DU

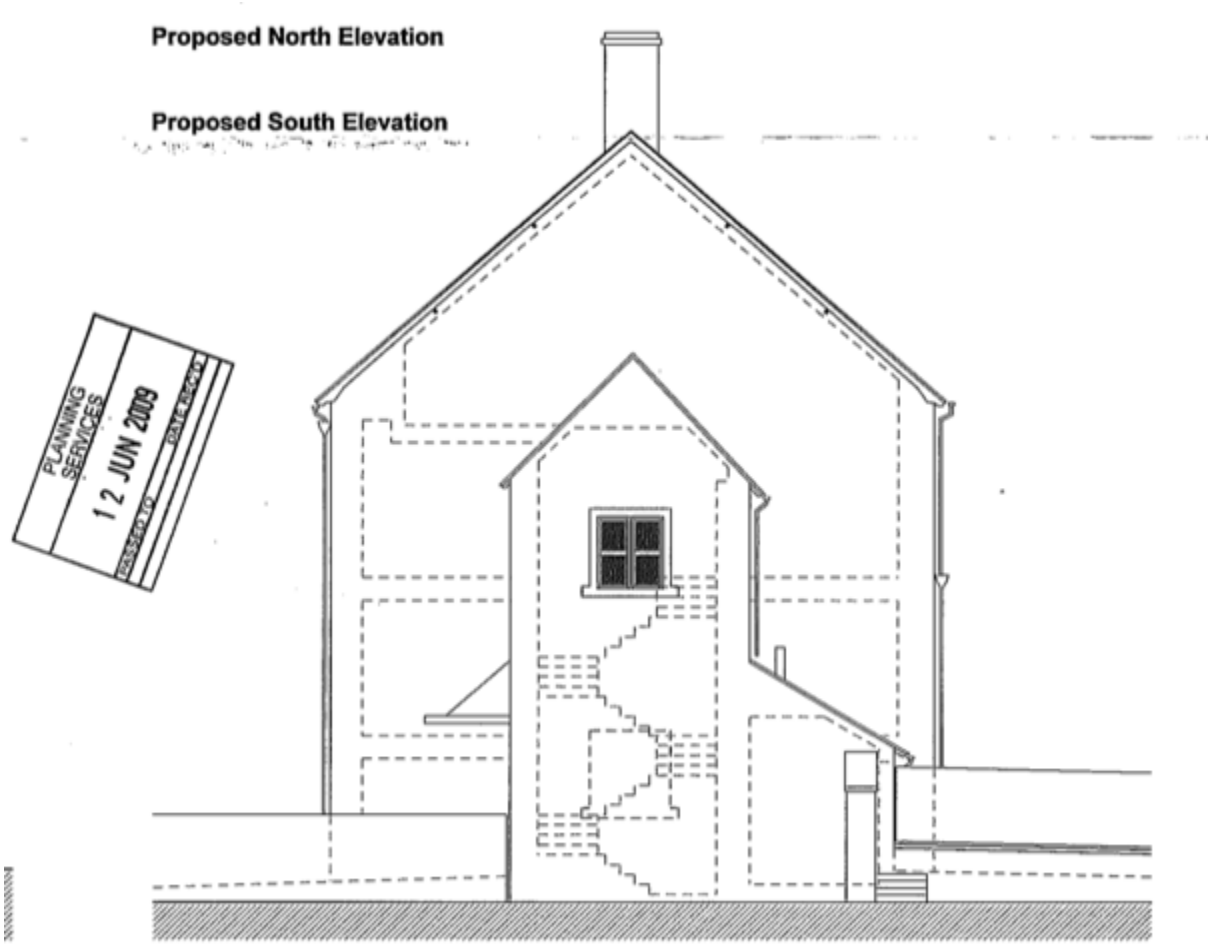
Dear Sirs

We note that a neighbour, Mr Dowell, has objected to the proposals. We have been asked to respond in order to allay any concerns and answer the queries raised.

1. The current utility has been built up to the original boundary wall. As far as we can ascertain, the work involved fixing battens to the internal face of the stone wall prior to fixing plasterboard and the cutting of a flashing into the wall at roof level. From inspection through removed sockets, it appears the wall and facing stonework is intact and we intend to repoint any fixing holes and chases to match the surrounding wall. Fortunately the stonework has not been plastered nor has the damp proofing been effected.

2. As stated in the DAS, the first floor south window of Westport Manor opens onto the stairs. The elevation from the original planning application (below) suggests this window is about half way down the stairs. The sill would be approximately the same level as the valley gutter allowing light to enter from fairly low angles. Fortunately the window faces south so has plenty of natural sunlight from above the proposed roofline. We have suggested the impact on sun and daylight will be insignificant. The impact on the view straight out is also largely unaffected. The view down and left, however, will be more restricted which is beneficial to The Old School House in that the new extension roof will limit the view (which we believe is only available from the top landing) into their garden. Most other views from the stair window are upward looking.

Clearly we have not been inside Westport Manor stairs but the impact is easy to judge as the new roof will be an exact mirror in height, colour and proximity to the existing Old School House roof. This window position is accurately indicated on the proposed elevations.



3. We are not sure where Mr Dowell lives but understand his reticence about solar panels. Other than the view from the stair window (but see point 2), the windows of Westport Manor give a very acute angled first floor view of the garage roof (around 15º) which is largely obscured by the apple tree in the grounds. Views into the private amenity space of The Old School House are more of an issue to the owners. The flat solar panels are designed to be lower than the garage parapet and therefore invisible to anyone at or below the garage roofline. We note that the garden and garage roof are significantly raised relative to most other properties in the area.

4. The solar panels on the other roof pitches are not visible from Mr Dowells property windows since they are on pitches facing away from Westport Manor. We accept they will be visible from elsewhere in the Conservation Area although the south elevation is largely hidden by heavy boundary planting. We shall be guided by the Conservation Officers view on the impact or otherwise.

5. The property will remain a single family dwelling in a relatively large plot.

6. Mr Dowell raises a fair point about construction working space, even if it is not a planning issue. We intend to remove the roof from the garage for the duration of the build to give materials storage, additional parking and easy access to the garden for the duration of the build. A replacement roof will be required in any case for the solar panels, if approved.

Yours faithfully

Jason Jackson
Principal Architect

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