Application No	PL/2023/08196
Proposal	Proposed two storey rear extension with balcony, modifications to porch, proposed single storey side extension, internal reconfiguration, demolition of existing stable block and outbuildings and erection of proposed three bay garage and installation of 18 solar panels.
Location	The Old Forge, 23 Clyffe Pypard, Swindon, SN4 7PY
Case officer	Samantha Stockley
Response	**OBJECTION**
Name	Ian Fraser
Address	18 Clyffe Pypard, Swindon, SN4 7PY

RESPONSE

I would like to register my **objection** to this proposal with regard to the replacement outbuilding.

RELEVANT PLANNING POLICY

- **Wiltshire Core Strategy; Core Policy 57: Ensuring high quality design and place shaping; Section vii:**
  Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution.
- Design, appearance and layout
- Effect of the level of daylight and privacy

ISSUES

- The proposed replacement outbuilding has a footprint c20% larger than the existing barn.
- No elevation drawings of the existing barn have been included in the application so the height of the proposed replacement outbuilding cannot be compared with the existing barn.
- The precise position of the proposed replacement outbuilding with respect to the boundary with the adjoining property at No 18 Clyffe Pypard is not shown on the plans.

DETAILS

The existing barn is of a very rudimentary construction consisting of wooden posts bedded into the ground and covered with corrugated iron sheeting. The floor of the barn and access to it has been made level by deposits of unconsolidated material without any retaining walls which has resulted in continual subsidence into the adjoining property at 18 Clyffe Pypard.

The existing barn is of an unusual footprint being basically a square which has been truncated along the boundary to the adjoining property. The result of this truncation has led to a roof structure which overhangs the boundary. It is believed that this structure was originally built across the boundary and had to be modified over 45 years ago, see Fig 1.

The application seeks to capitalise on the inappropriate siting of the existing barn with a replacement outbuilding in the same position (albeit it with a c20% larger footprint).

The applicant's Design and Access Statement states that this larger structure has been moved away from the boundary but this cannot be evidenced as no relevant dimensions or boundary lines are annotated on the proposed plans. See Fig 2.

The increased footprint of the proposed outbuilding extends a further 3m along the boundary and thus increases overshadowing and reduces the level of daylight to the neighbouring property even more than the existing barn. See Fig 3.

Although ground level contours are shown on the applicant's plans, the significantly lower ground levels of the neighbouring property are not apparent. This ground level falls away from the base of the proposed outbuilding by several meters which amplifies the effect of overshadowing and the reduction in the level of daylight when viewed from the neighbouring property.

A number of views of the proposed outbuilding as seen from the neighbouring property are shown in Fig 4, 5, 6 and 7.

SUMMARY

I hope that Wiltshire Council Development Services appreciate the rationale for this objection and take it into consideration during the assessment of the Application PL/2023/08196. The Case Officer is welcome to visit the neighbouring property at 18 Clyffe Pypard to gather any further information required.

Ian Fraser
30 October 2023

FIGURES

Fig 1. Existing plan showing barn

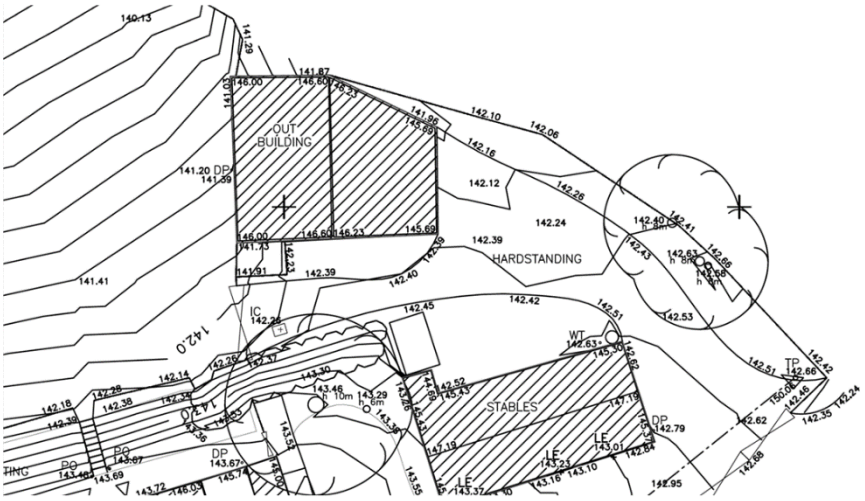


Fig 2. Proposed plan showing outbuilding

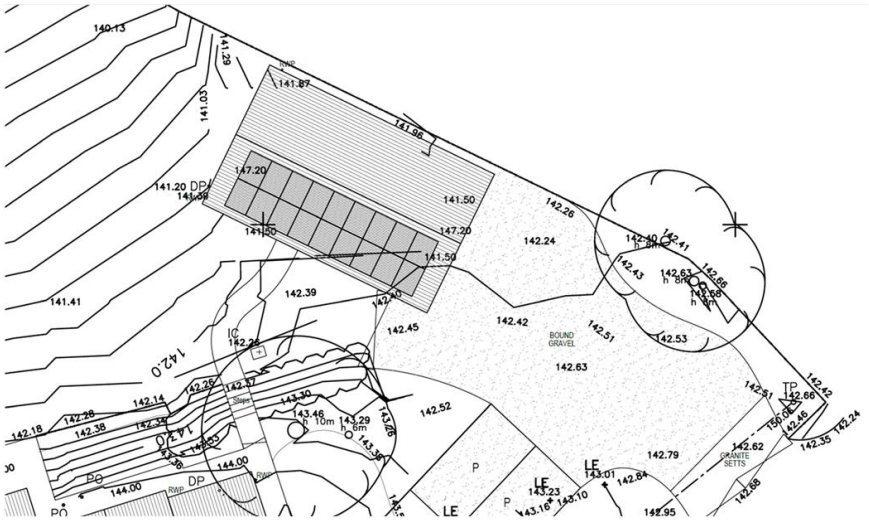


Fig 3. Plan comparing existing barn and proposed outbuilding (outlined in red)

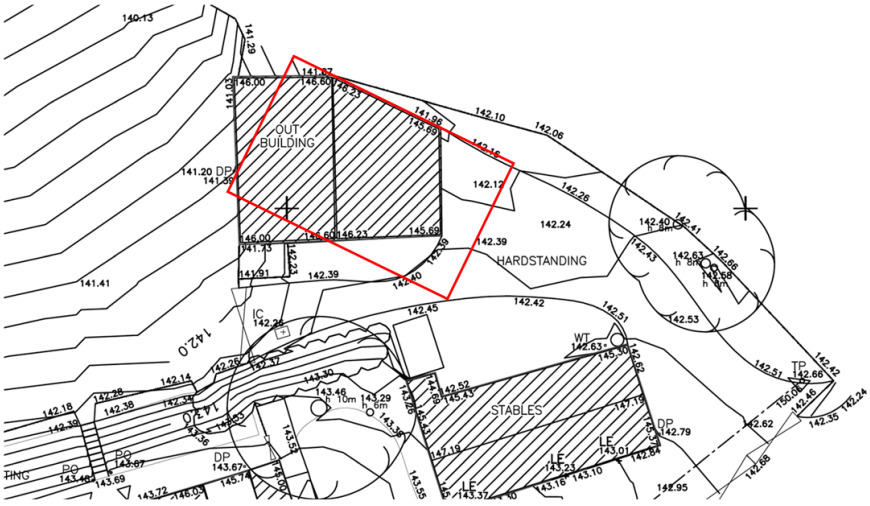


Fig 4. View showing the proposed outbuilding and significant changes in ground level between the adjoining properties.

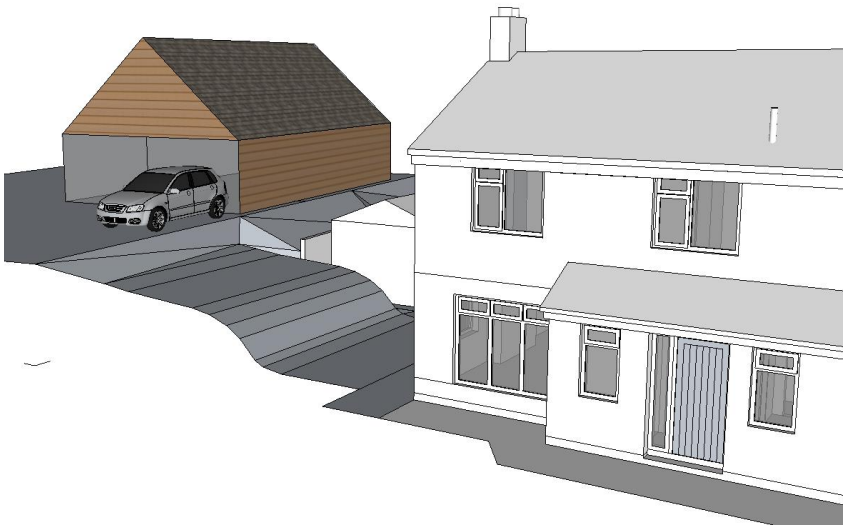


Fig 5. View of proposed outbuilding from neighbouring property rear patio

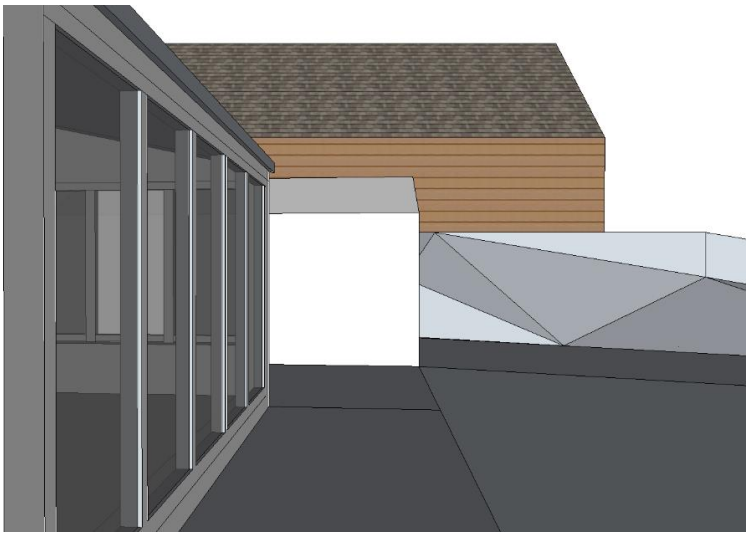


Fig 6. View of proposed outbuilding from neighbouring property inside garden room.

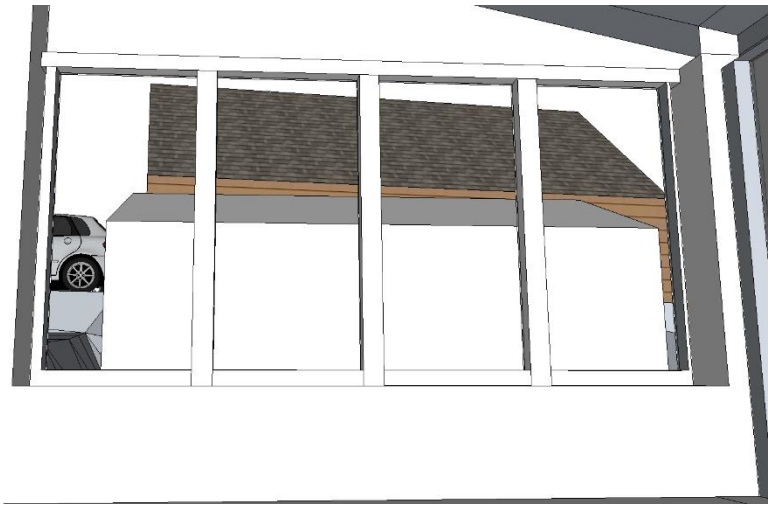


Fig 7. View of proposed outbuilding from neighbouring property inside sitting room.

