Paula & Luke Smith
5 Chapel Lane
Upavon
Wiltshire
SN9 6DY

Clare Wood
Wiltshire Council
Development Services

By email only: developmentmanagement@wiltshire.gov.uk

3 December 2023

Dear Clare

Re: Planning Application PL/2023/07217: 7 Chapel Lane, Upavon, Wiltshire

We wish to make you aware of objections that we have about the proposed development of increasing the height of a garage to incorporate a room, which runs alongside our boundary, application number referenced above. As an immediate neighbour to the site of the proposed development, we are of the view that it will have an impact on our standard of living. Our specific objections are as follows:

1 – Loss of privacy and overlooking

Wiltshire Core Strategy, Core Policy 57 – Ensuring high quality design and place shaping, 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 (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

The current structure sits approx. 3-4 meters to the front left of our property (when looking out). It is built at a slight angle to the boundary fence, and at its closest point sits approx. 50cm from the boundary. There are currently no windows that look at or into our property and front garden. Our front door/entranceway, upstairs hallway, living room and two bedrooms are all located on the front of our house.

The proposed development, specifically the fully glazed end within the increased roof space, is in such a position that we would be overlooked, resulting in an invasion of our privacy. The proposed development would allow our neighbours to see who is entering and leaving our property and see into a bedroom, our upstairs landing and to a lesser extent, our living room and a further bedroom.

We believe the proposed development is a direct contravention of Core Policy 57 – Ensuring high quality design and place shaping. The design of the proposed development has had no consideration for privacy and will create the unacceptable loss of privacy for an adjacent dwelling.

2 – Overshadowing/loss of light

Core Policy 57 – Ensuring high quality design and place shaping, iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting and 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 (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)

The existing structure currently sits directly in front of our house, close to the boundary fence. The proposed development would increase the size, and in particular the height of the existing structure considerably. This would result in overshadowing of our garden and potentially certain areas of our house.

We believe that the proposed development is a direct contravention of Core Policy 57 – Ensuring high quality design and place shaping. We believe that the size and proximity of the proposed development would present an overbearing and intrusive element to us as an adjacent dwelling and that it will not allow for an appropriate level of amenity to be achieved, specifically it will result in overshadowing.

We also wanted to highlight that there are some existing, usually well maintained, hazel trees/bushes in our neighbours' garden that run along the boundary. We are concerned that these might be left to grow to create screening. If this were the solution it would cause even further overshadowing, loss of light and potential structural damage to our property, as they are directly against the boundary fence and within close proximity to our building/foundations.

We would be more than happy for you to visit our property for you to see our concerns first hand. Please contact us via email or our mobile phones (details provided to you via email) to make the necessary arrangements.

Yours sincerely

Paula & Luke Smith