18 Granary Road
Great Bedwyn
Marlborough
SN8 3UE

Development Management
Wiltshire Council
For the Attention of: Clare Wood

7 January 2024

OBJECTION TO PLANNING PERMISSION PL/2023/10611

Application No: PL/2023/10611
Proposal: First Floor Extension Over Garage
Location: 17 Granary Road, Great Bedwyn, SN8 3UE
Case Officer: Clare Wood
Objection submitted by: The Owner (Mr Philip Arnold), 18 Granary Road, Great Bedwyn, SN8 3UE

Thank you for your letter dated 15 December 2023 inviting comment on Application No: PL/2023/10611.

As immediate neighbour to the proposed development this letter sets out my strong objection to the householder planning permission, in particular the 'first floor extension over the garage'. I have also commented on the 'Design and Access Statement' to provide further context. I wish to invite the Case Officer to visit my home to get a full appreciation of how the material planning considerations will adversely impact my residential amenity.

REASONS FOR OBJECTION

Objection 1 - Loss of Amenity (Privacy in rear garden): I object to the first floor extension over the garage as it will severely impact the amenity I enjoy from my private garden space. Views from the Proposed SW Elevation first floor habitable 'main' bedroom and 'link' windows will face directly into my SW-NE orientated rear strip-garden. The first floor extension will be over-bearing and not afford me any privacy in my rear garden. 18 Granary Road will suffer a total material loss of privacy in its rear garden, one that has been enjoyed uninterrupted for 27 years.

Comment: I have lived in 18 Granary Road for 27 years, since it was built in 1996. The house was part of a carefully set-out development that afforded privacy to each household where feasible; the character of the development remains, having been built in an AONB/National Landscape and Conservation Area. My walled garden has enjoyed privacy from the North and West and currently is not overlooked from the East. This is the reason we purchased the house and have remained at the address for 27 years. I am now fully retired with my wife and we spend a great deal of time outdoors in our garden. The proposed development will prevent our enjoyment and amenity of the rear garden space that we have become accustomed to over 27 years. Photo 1, and 2 show the current view from our garden into the 17 Granary Road single storey garage (Roof just visible above the fence line). Note that the current first floor North-facing bathroom windows of 17 Granary Road are just visible in Photo 2, but are non-habitable rooms. Photo 3 depicts the approximate view into our garden from the proposed master bedroom built extension.



Photo 1 from 18 Granary:
Looking at Existing No 17 Granary SW Elevation of single storey garage roof that is visible above 5' garden fence.



Photo 2 from 18 Granary:
Looking at Existing No 17 Granary SW Elevation of single storey garage roof and N facing bathroom windows.



Photo 3 – Approximate view from 17 Granary proposed 1st Floor Extension windows – Looking directly into 18 Granary rear gardens

Objection 2 – Loss of Amenity (Privacy in bathrooms). I object to the proposed first floor extension over the garage as it will adversely affect my privacy in that the windows of the proposed SW Elevation bedroom and 'Link' corridor will look directly into my two bathrooms. Consequently I will be unable to open my bathroom windows when in use without being overlooked.

Comment: The aspect of each house within the 1996 development carefully considered sight lines, including placement of bathroom windows to maximise privacy and ensure that good design took care to avoid overlooking other properties. This includes the way in which the hinges were fitted on privacy windows, affording an ability to partially open the window without being overlooked by neighbours. Photos 4 and 5 show the view from my two bathroom windows. These currently do not overlook habitable space, nor are overlooked, less a garage that has been re-purposed to be a utility room. There will be a loss of privacy, especially at night with internal lighting on; a time when all of these rooms are most likely to be in use. My bathroom windows will have to remain fully closed at all times when in use and may require additional extraction/ventilation accordingly.



Photo 4 from 18 Granary: View from No 18 En-suite shower into existing No 17 Granary SW garage Elevation.



Photo 5 from 18 Granary: View from No 18 main bathroom into existing No 17 Granary SW garage Elevation.

Objection 3 – Loss of Amenity (Daylight and Extraordinary Right to Light). Photo 1 above shows the greenhouse and patio which is located in the far NE corner of my linear garden. It has not been shown on the 'Proposed Block Plan' despite being present for over 20 years. The greenhouse has enjoyed direct morning sunlight and general daylight in the early mornings from Spring through Autumn that is readily available over the single story ridgeline of 17 Granary Road garage. The full ridge height of the proposed single story extension will be approximate to the main house height and this will cut out the sunlight and the extraordinary right to light enjoyed by my greenhouse for in excess of 20 years *(1978 Court of Appeal case of Allen v Greenwood EWCA Civ J1016-3)*. The height of the structure will overshadow and reduce light in the immediate vicinity.

Comment: We have been keen gardeners since moving into 18 Granary Road in 1996. Soon after arrival we installed a greenhouse in the NE corner of our garden so that we could grow our own salads and vegetables. Since retirement this has become ever more important to our sustainable lifestyle. The imposition of a full height extension will impact the light into my greenhouse which is important in the early morning hours to deliver light and warmth so that we may grow our own produce.

Objection 4 – Design (Over-development and parking - 17 Granary Road).

I object to the proposal for a first floor extension over the garage as the combined frontage and height of the redevelopment will be significant in scale and is out of character with the general building style in the Granary Road development. Further the reduced ridgeline over the 'link' is anomalous and looks out of character. The almost doubling of the frontage of 17 Granary will have a negative effect on character and appearance and this is not conducive to development within an AONB/National Landscape/Conservation Area and is contradictory to the Great Bedwyn Village Design Statement. Photo 6 and 7 demonstrate how the applicants' house frontage will change in scale and height; this is less obvious in the photos submitted with the planning application as they fail to show the full frontage. The current housing development in Granary Road maximises the use of dorma windows to reduce the height of roof lines, as depicted in Photo 8. The SW Elevation of the proposed first floor extension design is not in keeping with the surrounding setting; it is a significant brick faced extension of considerable height and breadth and from experience, it will not be possible to match the brick used and general weathering that gives it character.

Further, use of screening is not considered appropriate as this would potentially further reduce light into 18 Granary Road and as previously advised to the occupants of No 17 Granary, risks damage to laid services (Mains Power, drainage and sewers, water supply) that run directly along the SW boundary walls between 17 and 18 Granary Road.

Comment: 17 Granary Road was originally built in 1996 as a <u>five</u> bedroom family house with a double detached garage and parking. It was subsequently remodelled internally to provide 4 bedrooms and three bathrooms on the first floor. To increase the footprint of the ground floor, planning permission was sought for a conservatory, covered way and infilling of the porch (K/38821). Subsequently this allowed the more temporary structure to be replaced by a brick and clay tile permanent standard built structure; extension of the kitchen into that space, and; there has been a 'material change of use' of the garage (subject to planning permission), into a utility area with patio doors.



Photo 6 Existing SW Elevation 17 Granary (depicting frontage and single storey garage)



Photo 7 Proposed SW Elevation 17 Granary: Red line model outlining the extension has been superimposed upon View 6 to show the scale of development.



Photo 8: Typical dorma windows used in Granary Road in order to achieve a reduced ridge line height and character of the development.

Other Material Planning Consideration – Adverse Impact on Highway Safety.

WCC are asked to consider that Granary Road has a long history of congestion issues and assistance from highways to mitigate parking, speed and damage. As a previous Director of St Marys' Field Management Company, I have personally hosted WCC Highways on site to discuss access and traffic calming measures within Granary Road and specifically the access area of 16/17 Granary Road and 18 Granary Road. WCC had previously agreed to install 'flexible verge marker posts' to assist, but these no longer exist as they have been driven over by vehicles and destroyed, such is the congestion in the cul-de-sac when deliveries are undertaken. The issues are well documented in the St Marys Field Management Company Ltd minutes and documents, a company that manages the public open space of the development. Typical on-street parking at the junction of 16/17 Granary shared driveway access is shown in Photo 9.



Photo 9 Showing Typical parking at the junction of 3/ 16/ 17/ 18 Granary Road

Comment: These matters have been exacerbated by the material change of use of the No 17 Granary Road garage to a utility room and its reduced parking space for vehicles and visitors; it impacts road safety within the development. Access to and from 17 Granary is via a shared drive with No 16 that cuts across the frontage of 18 Granary Road and exits immediately in front of 18 Granary Road access. Access is restricted and often cars exiting the drives, including No 3 Granary opposite, have difficulty manoeuvring due to overspill parking and the constant flow of delivery vehicles. There have been vehicle accidents in this location before, with the walls either side of the access of 16/17/18 being rebuilt following collisions. Additionally, construction traffic used by a local building contractor has previously collided with my stationary car in Granary Road resulting in a significant 'no-fault' claim on my part. Road safety and access to a building site needs very careful consideration.

COMMENT ON 'THE APPLICATION DESIGN AND ACCESS STATEMENT'

The following lines in inverted commas are direct quotes from the applicant statement. I have commented on them below:

Comment 1: '17 Granary Road is a four bedroom detached house……'

Comment: 17 Granary was designed and built as a five bedroom house when constructed in 1996.

Comment 2: 'This link is in poor condition and needs to be rebuilt ……'

Comment: The link is relatively new; constructed as a conservatory/utility in 2004. In 2011 it was rebuilt using a brick/clay tile construction. Its function as a link ceased at this stage as it became an increase in footprint to incorporate a much extended kitchen/dining area, with the utility moved into one half of the double garage.

Comment 3: 'The application includes a proposal to construct a first floor extension on the existing garage wing to provide a new main bedroom and an en-suite bathroom and fitted cupboards for the applicants…..'

Comment: Currently the garages are re-purposed as a store/utility with an adjacent oil storage tank alongside the proposed habitable extension. If the proposed extension does go ahead it will produce a new habitable 'wing' to the house, demonstrating the scale of proposed change to the development that will be over-bearing on its neighbours and will require relocation of the oil storage facility.

Comment 4: 'The property is supposed to be subject to possible flooding from the river Dun…'.

Comment: 17 Granary Road has never flooded despite numerous flood events in the village area in the past 27 years. This comment should be redacted as it is inaccurate and misleading and will impact neighbours who will be assumed to be in a flood area (incorrectly).

Comment 5: 'The vehicle and pedestrian access into the site will not be altered….'

Comment: See comments above under 'Other Material Planning Consideration – Adverse Impact on Highway Safety'.

POTENTIAL CONSULTATION AND SCOPE FOR DESIGN ALTERATION

I have met the owners of 17 Granary Road who indicate that they are amenable to design alterations having retrospectively consulted neighbours on the proposal submitted. Until the proposal is withdrawn or significantly amended my objections to PL/2023/10611 remain absolute.

Planning Permission (Subject to Conditions). Should WCC consider that these objections are not upheld then with regard to the first floor garage extension it is requested that permission is only granted, subject to the following conditions: a much reduced height of the 'ridge line' of the garage extension in comparison to the main house; removal of the 'link' window on the SW aspect; use of privacy glass as a planning condition in all windows on the SW aspect; re-orientation of the internal design to ensure that habitable rooms are not on the SW aspect; use of dorma windows on the SW aspect (accepting a reduced floor plan) to facilitate a reduced ridge height and keep the appearance more in keeping with the development.

SUMMARY

I have no comment with regard the installation of an Orangery. However as a neighbour for more than 27 years, I do strongly object to: loss of amenity and privacy in my rear private garden space; the impact of privacy in my own bathrooms; the impact of reduced light into my greenhouse that has stood for more than 20 years, and; the sheer scale, height and frontage of the proposed development. It will additionally affect road safety, an issue that has previously required interventions by WCC. I remain amenable to working with the occupants to find a better design that meets their needs. The planning application should not be approved in its current form and should be developed in concert with the neighbours most affected. The applicants have shown a willingness to engage in that process.