

Comment on Planning Application PL/2025/09915 – Little Orchard, Lower Kingsdown Road

Submitted by Calum and Sally Land, the occupiers of Kestrels, Lower Kingsdown Road

We have no objection in principle to the current application provided that effective and permanent measures are secured to prevent overlooking from the proposed balcony into our bedroom and private garden.

As shown in the submitted drawings, the proposed balcony would be significantly further forward, higher and larger than the modest decking associated with the former dwelling. While the previous property did include external decking, it was positioned further back, at a lower level, and largely orientated away from our property, and did not result in direct overlooking of our bedroom or private garden.

The proposed raised balcony, by contrast, would afford direct views into our cantilevered bedroom and garden unless appropriate screening is provided. Without such mitigation, this would result in an unacceptable impact on our residential amenity.

We note that the previous application (PL/2024/02925) was refused in part due to the adverse impact of the raised terrace on neighbouring privacy, contrary to Core Policy 57 of the Wiltshire Core Strategy. That concern remains unless robust and clearly defined mitigation is secured as part of this proposal.

Any privacy screen should therefore be:

- permanently fixed and integral to the balcony structure,
- fully opaque,
- of sufficient height to prevent direct overlooking into habitable rooms and private garden areas, and
- extend along the exposed edge of the balcony nearest to our property.

We respectfully request that, should the Council be minded to approve the application, such screening is clearly shown on the approved drawings and secured by condition, to ensure that the development does not result in a loss of residential amenity and complies with Core Policy 57.

Without such measures, the proposal would continue to conflict with the policy requirements relating to privacy and amenity.

Supporting images (for illustrative purposes only)

Image 1: Original dwelling showing limited decking set further back from the frontage



Image 2: Extract from applicant's Figure 2 – "Plans Demonstrating Existing Timber Deck under Approval 16/05386/FUL", showing the former deck position relative to the proposed terrace extension

