

11th February 2026

Andrew Thomas
Case Officer
Development Services at Wiltshire Council

Dear Sir/Madam,

Application PL/2026/00325 : 18 Rickfield, Bradford on Avon, BA15 1PP

Objection from: David and Jane Lawrence, [REDACTED]
[REDACTED]

We have viewed the plans for the above proposal and feel the application is misleading because of what it fails to mention.

There is no commentary on the impact of the development on properties from the south/south west aspect. It is also misleading in that it purports to have considered the impact upon **all** of the neighbouring properties.

The Design & Access Statement claims that the “*property sits on a steeply sloping site*”, and states “*this results in a very low & discreet **street** presence*”. No mention is made of the impact from the southern aspect – so let us address this.

The property at 18 Rickfield stands on the crest of the ridge above Belcombe Road and is already an overwhelming presence. To bring the building line further south & increase the bulk (the proposal almost doubles the building size from the S/SW aspect) closer to property boundaries will make the impact of the structure loom even larger over our property.

To place this in context, the vertical distance between our property and the subject building is around 20 meters. The horizontal distance much the same (up a steep slope). Even though it is 20 degrees to the right to the rear of our property, it is built on a diagonal so that the large picture windows/roof terrace & balcony will all look directly down into our garden and into the windows at the rear of our house – including our bedrooms.

Again, whilst mention is made of careful consideration being given to 16 Rickfield in terms of “*direct overlooking into neighbouring habitable rooms*”, no mention is made of any such considerations to those properties below 18 Rickfield.

Thus areas: 3 Decking / 2 kitchen extension with deck above and 13 Balcony are all issues from our viewpoint as they directly impact upon our privacy – allowing users to look directly into our garden and the rear windows of our property. From the proposed 1st floor deck, there will be a clear and unobstructed view into our property – which cannot be addressed by planting an evergreen screen of 1.8m. Nor can screening from mature trees hide the scale of the proposal from the southern aspect.



This gives some idea of the immense scale of the proposed development from the S/SW aspect

The descriptions of balconies in surrounding properties are also misleading. The examples are either safety requirements (associated with the opening of doors on first floor levels) or they overlook roadways – not down onto neighbours' houses or gardens.

A 2.5m x 6m balcony as proposed at 18 Rickfield and the raised decking over the kitchen extension in this position and of this scale compound the issue of our loss of privacy, providing the potential for users to look directly down onto/into our property.



View of 18 Rickfield from our rear bedroom window



Current view of 18 Rickfield
from our rear garden

In Para 9. Summary of the Design & Access Statement it notes *“the proposal represents a considered and modest improvement”* & that there is *“limited public visibility and careful attention given to neighbour privacy.”* This is obviously an untrue and exaggerated statement as this isn’t the case from the S/SW aspect. In point of fact the development represents a considerable and direct intrusion.

I look forward to hearing of the date, time and venue for the meeting of the Planning Committee to consider this oversized and inappropriate development at 18 Rickfield.

Yours faithfully,

David and Jane Lawrence, [REDACTED]