

Wiltshire Council
Planning Department

Our Ref: Stevens - 01

EMAIL ONLY

F.A.O – Joe Leesam

5th February 2026

Dear Joe

Re: PL/2025/08361 - Proposed New Dwelling @ Garages, Aston Close, Pewsey, Wilts

Further to your email dated 23rd January 2026 please find below our response to your potential reservations relating to the application. Whilst writing, we would like to acknowledge our gratitude for allowing an extension of time to enable us to produce the amended information.

Overbearing/overshadowing impact

The proposed dwellinghouse would be considered to impose an unacceptable level of overshadowing and overbearing impact upon 23 Aston Close to the east due to the proximity of both the fence and the dwellinghouse, combined with the topography of the land whereby the site sits higher than No.23.

To confirm, the existing residential building located to the East of the proposal, which you refer to as No.23, are in fact 2 flats No.23 & 24 with communal garden space to the rear of the building. The immediate area of land that lies between No's 23/24 and the Telephone Exchange is currently overgrown and disused. It is unclear what the current use is of this parcel of land (see photo below)



In terms of overbearing / overshadowing, we are not in agreement with your reservations especially regarding the proposed fence. Currently there is an existing garage wall on the boundary with a height of 3m. The proposal is to replace the garage wall with a dwarf wall and fence with a height of 2.3m therefore less imposing than the current situation.

We appreciate that the proposed dwelling could create some impact on No 23/24, however the East to West orientation of the proposed dwelling would cause minimal overshadowing. The private protected communal garden space to the rear of No. 23/24 will be in shade from their own building before the proposed dwelling would have any impact.

In an effort to appease your concerns further, we have changed the roof design to a hipped roof, therefore removing the gables and softening the elevations.

Please review the amended plans that accompany this letter showing the sun movement and the proposed fencing.

We note that no neighbour objections have been received.

Overlooking impact

There are also concerns regarding overlooking of No.23. While the views from the eastern elevation would be at an oblique angle, they would be set approximately 10 metres away from the windows on the western elevation of No.23, so the proposal is considered to give rise to an unacceptable level of overlooking.

There are also concerns regarding the relationship between the proposed western window and No.8 Aston Close.

Further to your concerns regarding overlooking we have relocated the first-floor windows so that they either look over the Telephone Exchange to the rear, or the car parking to the front, we believe this now alleviates your concerns

Please refer to the amended plans that accompany this letter

We note that no neighbour objections have been received.

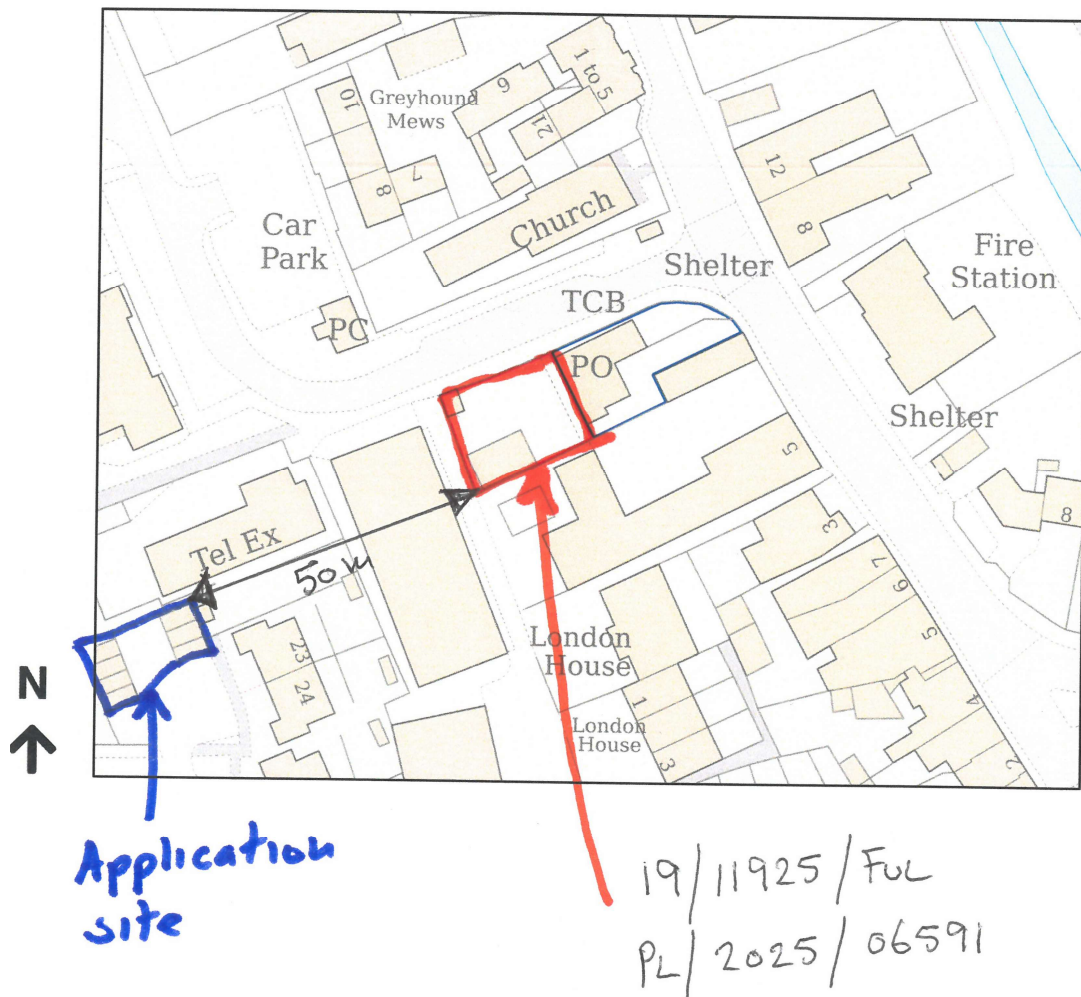
Living conditions for future occupiers of the property

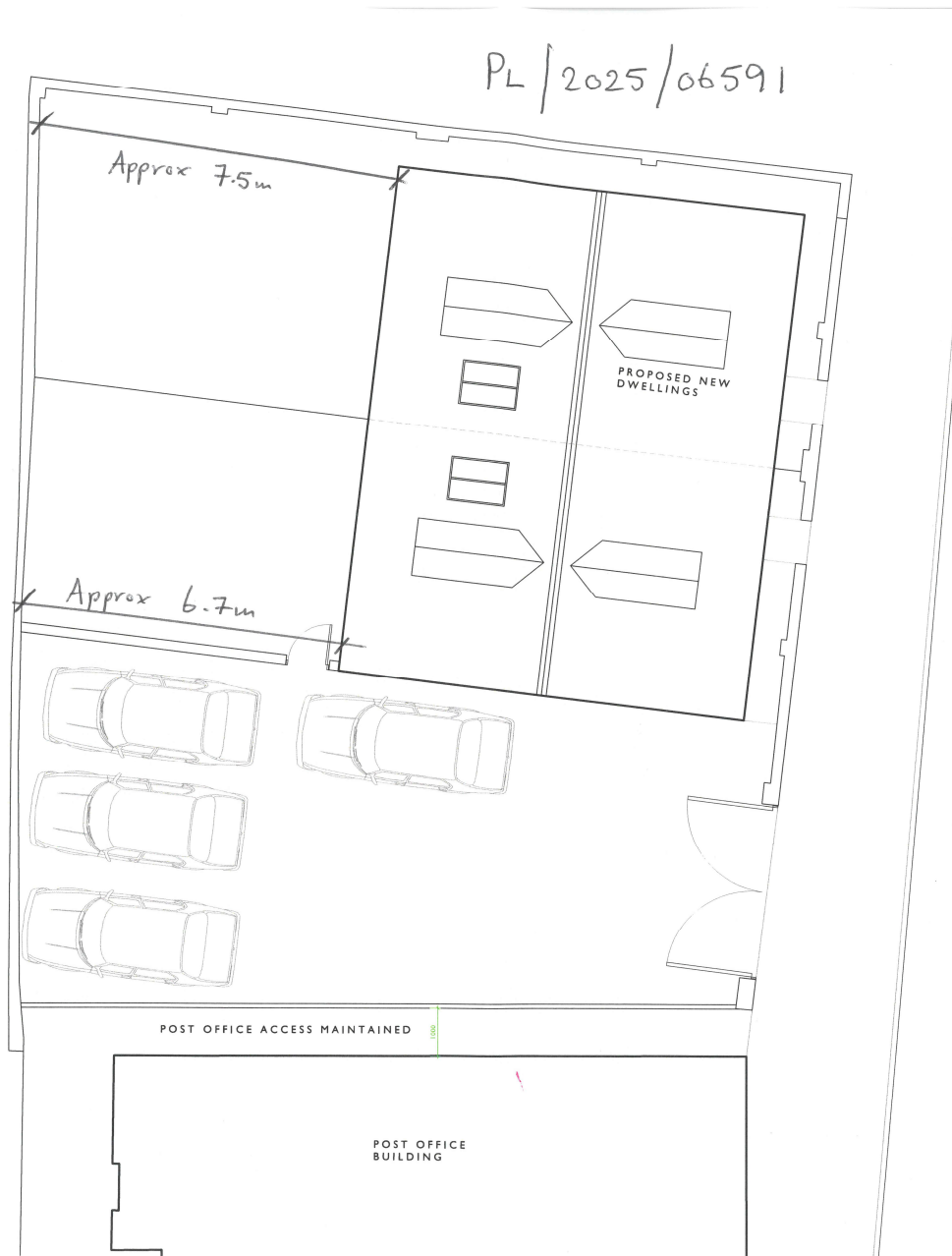
While the total area of the garden would be equivalent to the footprint of the house and would meet the standards set out in the Wiltshire Design Guide in this respect, the useable space would be much smaller, with much of the space comprising narrow walkways which would not be considered useable space.

The Wiltshire Design guide recommends south, east, or west facing gardens should be a minimum of 10 metres in depth; the west garden area would be 7 metres in depth (this is also broken up into two sections) and the eastern garden would be two metres in depth so neither space meets the minimum requirements. Both of these spaces would also be overlooked by neighbouring properties, so there would be a lack of privacy in all areas of the proposed outdoor amenity space.

Please refer to the amended plans, which show an amended proposal for the garden space. With relocation of the parking spaces, we can achieve an enlarged usable garden area of 68m² (This does not include the paths around the dwelling). We now achieve a distance of 8.2m to the West from the house to the boundary. We appreciate this does not meet your required 10m, however we note that a site approx. 50m's away has received approval for 2 new dwellings, that only achieve a garden depth of between 6.7m & 7.5m. Therefore this would make our proposal acceptable also.

For reference the approvals are 19/11925/FUL & PL/2025/06591





Regarding your comment about overlooking from adjoining neighbours into the proposed private garden space, this is not possible. By keeping the existing rear wall of the garages (to be removed) this provides a boundary wall height of 1.75m therefore there is no view into the proposed garden from Nos. 7 & 8 Aston Close.

Please refer to revised drawing accompanying this letter.

Out of keeping with the established pattern of development

The local area comprises semi-detached and terraced houses, forming relatively uniform rows with adequate spacing separating these individual rows of houses.

The proposed development would see a detached property oriented differently from

We understand and appreciate your reservations, the proposed site is restrictive in terms of what can be achieved, we initially looked at a pair of semi-detached properties however the parking and garden spaces were not achievable.

Although there are no detached dwellings in the immediate vicinity, however we believe using the same bricks and roof tiles as the existing Aston Close properties will help for the proposed to blend in and not look out of place.

Mindful that the site is surrounded by a various form of buildings such as the Telephone Exchange, Bouverie Hall, Industrial / Commercial buildings & 3 Storey Elderly Care Home we do not believe the proposal would look alien.

Referring back to the 2 dwellings approved 50m's away, we would argue that their form is also not consistent with surrounding buildings being of a 2.5 storey nature.

Further support of this application should be considered especially as the proposed site is within settlement and approval would help toward Wiltshire Council's 5YHLS Housing supply, The Council's last supply statement outlines that the Council only have a 2.42 year supply of housing.

Please do not hesitate to contact me should you have any queries, require further information or clarification.

Yours sincerely

A. Tuttle

Alistair Tuttle

On behalf of Tuttle Architectural Services