



Planning Department
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire BA14 8JN

16th February 2026

Formal Objection to Planning Application PL/2025/00170 – 43 Oak Road, Chippenham, SN14 0XJ

Dear Sir/Madam,

We are writing to formally object to the revised planning application PL/2025/00170 submitted on 26th January 2026 for the proposed extension at 43 Oak Road. I understand that the applicant wishes to make the build more cost effective due to economic conditions, however, these proposed revisions essentially revert to the original application that was denied in February 2025.

Our objections are based on the following planning considerations:

- Violation of Existing Development Regulations.

The current proposal fails to adhere to the established Development Plan for Chippenham. Specifically, the plans do not respect:

- The requirement for a buffer zone to protect the privacy of existing residences is not met.
- The proposal does not maintain the required 12-meter minimum distance between the new dwelling elements and existing properties.
- The regulations require all first-floor windows to be obscure glass and only able to open at the top. The current plans for the "full-width extension" do not clearly guarantee these protections.

- Severe Loss of Privacy

The placement of the new first-floor elements poses a direct threat to our privacy:

- The plans indicate a new window on the first floor that will face almost directly into our garden and kitchen windows. This intrusion into our private space is detrimental to the enjoyment of our home and garden. The proposed first floor window will allow a direct view into our kitchen/dining area stripping us of privacy in our home. In addition to being overlooked, the proposed raised roof line will block sunlight from our garden, something that will be made even worse during the winter months. This goes against the agents claim of "minimal impact".

Conclusion

The proposed revisions are a move away from the previously agreed-upon compromises. This "simplified" two storey extension creates an intrusive bulk that disregards local development regulations and our right to light and privacy.

We urge the planning department to consider these objections and either refuse the application or require the plans to be amended to mitigate these negative impacts.

Sincerely,

Anthony and Paula Randell