

Mrs Peggy Burgin,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

24th February 2026

Planning & Building Control Department,
Wiltshire Council,
Monkton Park Offices,
Monkton Hill,
Chippenham,
Wiltshire, SN15 1ER.

**Objection to Planning Application PL/2026/00549,
43 Oak Road, Chippenham, SN14 0XJ.**

Dear Sir or Madam,

I am writing to formally object to the planning application PL/2026/00549 submitted by my neighbour at 43 Oak Road, Chippenham, SN14 0XJ, for a revised extension & alterations.

My objection is based on concerns I had with the original planning application PL/2025/00170 for the same address, submitted in January 2025. Whilst I understand the decision to alter the design due to current economic conditions, I believe these recent changes revert to the original submitted design that was initially unsuccessful in gaining approval based on the negative impacts to neighbouring properties.

The material considerations I base my objection on are as follows:

1. Conflict With Original Planning Permission Approval Given to Housing Development (Beazer Homes 1998 - Appendix 1)

"Landscaped buffer to protect privacy of existing residents. New dwellings to be a minimum of 12m from existing properties and all first-floor windows to be obscure glazed and top opening only."

"The landscaped buffer area is to be conveyed to individual plots & separated from main garden by 0.9metre chain link fence."

This planning application PL/2026/00549 fails to abide by the regulations of the approved planning permission mandated to safeguard existing neighbouring amenity. Whilst this was granted many years ago, the intention to protect existing residential privacy & amenity is still relevant today.

The landscaped buffer area with chain link fence was implemented on completion of the new housing development, but over time has been absorbed into the gardens of the new properties bordering the area. This has been accepted over the years by neighbouring residents with an understanding that the area remains green & landscaped.

2. Loss of Privacy

The proposed first-floor rear window would directly overlook my rear garden and exist in close proximity to a bedroom window, resulting in a significant loss of privacy, contrary to local planning policies requiring development to safeguard neighbouring amenity.

3. Overbearing Impact

The proposed extension projects substantially beyond the established building line and would appear visually dominant from my property. The height and massing would create an intrusive sense of enclosure, & clearly infringes the 12-metre minimum between existing properties regulation.

I request that Wiltshire Council planning department consider my objections and either refuse the application or require amendments to the plans to mitigate the impact to neighbouring properties.

Thank you for your time and consideration.

Yours sincerely,

Mrs Peggy Burgin

