

To: Development Management
Wiltshire Council

Re: **PL/2026/00780** – Proposed Caravan at Downview, Wilton Road, Great Wishford

I write to formally object to the above application on behalf of the occupiers of Old Stone Cottage, Wilton Road, Great Wishford, SP2 0NX.

Our property lies directly south of the proposed siting of the log cabin. The rear elevation of the proposed structure would face directly towards our garden, at an approximate distance of 5 metres from our boundary. This gives rise to serious and unacceptable concerns regarding loss of privacy and harm to residential amenity.

Loss of privacy and overlooking

The submitted elevations show a rear door and window on the elevation facing towards our property. This arrangement would enable direct overlooking into our principal private garden area. The cabin is proposed to be located only 1 metre from the boundary of Downview, placing it in very close proximity to our garden.

Historically, this part of the neighbouring site contained trees. While those trees did not specifically screen our garden, they were natural vegetation and did not create overlooking. The proposal introduces a new habitable structure with clear and direct lines of sight into our lawn and seating areas. This represents a material and harmful change to the existing level of privacy.

Although the cabin itself is described as meeting the 3 metre internal height limitation, it is to be positioned on a raised platform. The application does not provide confirmed existing and proposed ground levels. From works already undertaken on site, it appears that the platform significantly elevates the structure, potentially by approximately 1.5 metres. If this is correct, the effective height and resulting vantage point would materially increase overlooking and visual intrusion.

The presence of a rear door also strongly suggests the provision of steps and potentially an external seating or decking area at raised level. This would intensify both overlooking and activity immediately adjacent to our boundary.

Impact on residential amenity

Our south-facing lawn is the primary amenity space associated with Old Stone Cottage. We use this area regularly for sitting, entertaining, gardening and recreational activities. We are also in the process of starting a family, and this flat, open area has been intentionally maintained for safe play and outdoor use.

The introduction of an elevated, permanently occupied structure at close range, with direct views into this space, would fundamentally and unacceptably erode the privacy and enjoyment of our garden. At approximately 5 metres separation, the relationship is extremely tight and would create a constant perception of being overlooked.

Permanent residential use

The application form identifies the proposed use as permanent. The supporting statement confirms that the accommodation is intended for exclusive residential occupation by a family member, with services connected to the main dwelling.

Permanent residential occupation, combined with the connection to drainage and services and the raised platform installation, intensifies the degree of activity and overlooking that will occur. It also raises legitimate questions as to whether the structure, in its installed and serviced form, genuinely operates as a moveable caravan in practical planning terms, or whether it should be assessed through the full planning application process given its clear impact on neighbouring amenity.

Incomplete level information

The absence of accurate existing and proposed site levels prevents a proper assessment of the true scale, dominance and overlooking impact of the development. Given the apparent raised platform construction already underway, it is essential that the Council require full and verified level details before determining the application.

Lack of local notification

We also note that neighbouring residents were not directly notified of the proposal, despite the clear and immediate impact on adjacent properties. While we understand the procedural differences associated with a Certificate of Lawfulness application, the material effect on neighbouring residential amenity is substantial and warrants careful scrutiny.

Conclusion

For the reasons set out above, the proposal would result in unacceptable overlooking and loss of privacy to Old Stone Cottage, causing significant harm to residential amenity. The elevated siting, permanent occupation and very close proximity to our boundary materially worsen this impact.

We respectfully request that Wiltshire Council refuse the application.

Yours faithfully

