



Wiltshire Council
Bythesea Road
TROWBRIDGE
Wiltshire
BA14 8JN

03/03/2026

Dear Mrs Clements

Thank you for notifying me of the Planning Application number PL/2026/00663. As there was no prior consultation with the applicant, although I live next door, I was thus very grateful to receive this Proposal, of which I had no knowledge. After careful scrutiny of this proposed development I have the following comments to make.

Green Acres is located in a prominent position on the corner of a junction. The design, of a Dutch barn, will present a conspicuous façade with a barrel roof replacing the current hip roof, which will be incongruous with its surroundings as the design and materials do not respect the local vernacular building style and construction. Because the bungalow is situated in an elevated position one and a half metres above the road level the new development, (which is more than a third of the proposed size increase) will be particularly dominant, and will consequently dwarf the neighbouring cottages. The ratio of the land on which the property stands in relation to the size of the proposed building is disproportionate. Taking into account that the roof will be elongated and of a bulbous design this will accentuate the discordant nature of the structure in this location. A barn is generally to be found in an isolated position surrounded by farmland in open countryside, and not on a comparatively small plot of land within a village setting, as is the case here and thus will be overwhelming.

Parking is already difficult with the number of cars parked along the roadside and will no doubt increase with a new development and the subsequent rise of residents. Building contractors will exacerbate the situation further as the lanes are narrow and frequented with farm vehicles, giving rise to increased congestion.

With reference to the layout of the development, the upper storey comprises two ensuite bedrooms, a hall and a main living room with a Bifold and fixed pane window opening on to a balcony over the existing ground floor extension, redolent of an apartment. Besides the Bifold window there will be a casement window on the rear North West elevation, both of which directly overlook my property, as will the balcony. Two further windows on the South West elevation will similarly overlook the neighbouring thatched cottage. The current bungalow has no windows on either of these elevations, thus respecting the privacy of the two neighbouring properties. The adverse effects of this fenestration will be apparent if one looks at the adjoining plots of land as these windows will have a direct sightline into both properties. This will obviously have serious implications for the residents regarding light, privacy and noise. The substantial balcony, which will protrude from the building on the North West elevation, will further intrude upon both the adjoining dwellings, contradicting the applicant's statement positing "we do not believe it overlooks or imposes on any neighbouring properties." This clearly has no basis in fact. The subsequent potential for entertaining, potential floodlighting and consequent disturbance is not hard to imagine. In the

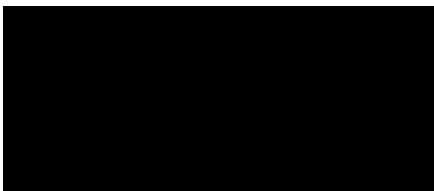
summer months with the windows open, and remembering that sound carries further from a higher level with no obstructions, this will be intolerable for neighbouring residents and most especially for those in close proximity, who will lose the privacy and right to a peaceful existence in their own properties. Opaque glass will not resolve this situation. I have a summerhouse and studio in my garden where I am currently able to pursue my painting in peace and seclusion. Both the summerhouse and the studio will be unequivocally overlooked from the windows and the balcony, completely depriving me of any private space. Whilst the residents of Green Acres will have the luxury of retaining the privacy of their own garden on the ground floor the next door neighbours will forfeit theirs. My study on the first floor of my property will be overlooked and light to my kitchen/dining area will be compromised by the extended barrel roof of the Dutch barn design, obscuring the sky through the window and blocking the light. The roof, constructed of Zinc or Aluminium, as is proposed, will reflect the sunlight creating glare. Bearing in mind that the roof will be at a higher level this could be very disturbing. The proposed building will therefore affect the entire side of my home and garden, intruding upon my everyday life and violating my privacy which is unacceptable. This proposal has given no consideration to the neighbouring properties and has shown a total disregard to their right to privacy in these respective properties.

I deliberately chose a home in a peaceful situation with a secluded rear garden which is not overlooked. The village environment, with an absence of street lighting and being within an International Dark Sky Reserve area, is an important factor. This environment needs to be respected and protected at all costs. Currently one may enjoy the darkness overlooking the fields with barn owls hunting at dusk and the wildlife stealthily stalking through the undergrowth in search of an evening meal under cover of darkness. Hedgehogs come and go in my garden as it is very quiet and peaceful during the dark summer nights. The issues already stated, of light pollution and noise disturbance, will very likely deter them, depriving them of their familiar hunting habitat. We humans have a duty to protect and defend these conservation issues in our own back gardens.

In conclusion I strongly object to this proposed development as I believe it will greatly alter the character of this attractive village and would be wholly inappropriate within such an environment. The addition of a Dutch barn could set a precedent for further ill-matched buildings, (such as Manor Farm Cottage), irrevocably altering the rural nature of this pretty hamlet and would be most regrettable.

In view of these concerns I wish to request a visit from the planning department to assess the issues raised, and in order to gain a fuller understanding of the sensitive location of the proposed development, both on myself, upon the environment, and those residing in the immediate vicinity.

Yours sincerely,

A solid black rectangular box used to redact the signature of Gini Wray.

Gini Wray