

Oliver and Katja Glub

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Chippenham
Wiltshire
SN14 0QY

10nd February 2026

Planning Department

Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Subject: Formal Objection to Planning Application PL/2026/00549– 43 Oak Road, Chippenham, SN14 0XJ

Dear Sir/Madam,

I am writing to formally object to the revised planning application PL/2026/00549 submitted on 26th January 2026 for the proposed extension at 43 Oak Road. While we acknowledge the applicant's desire for a more "cost-effective and simplified form" due to economic conditions, the proposed revisions revert the development to a massing and footprint that significantly impacts our residential amenity—issues that were the basis of our previous successful objection dated 2nd February 2025.

We remain unwilling to accept compromises that negatively affect our living quality. Our objections are based on the following material planning considerations:

1. Violation of Existing Development Regulations

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

- **Landscaped Buffer Zone:** The requirement for a buffer zone to protect the privacy of existing residences is not met.
- **Minimum Distance:** The proposal does not maintain the required 12-meter minimum distance between the new dwelling elements and existing properties.
- **Window Specifications:** 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.

2. Substantial Loss of Light

The revised scheme proposes a consolidated side extension where the existing lean-to roof will be raised to meet the main roofline.

- **Overshadowing:** This increased height and massing, situated directly adjacent to our property, will result in a substantial reduction of natural light to our kitchen and living room windows.
- **Energy Impact:** The overshadowing will make these rooms significantly darker, requiring increased use of artificial lighting and negatively impacting our energy bills.
- **Disputed Claims:** We dispute the agent's claim of "minimal impact". Their own documentation admits that shadows begin to impact the neighbouring area as early as 3:20 PM in March, which will be even more severe during winter months.

3. Severe Loss of Privacy

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

- **Direct Overlooking:** The plans indicate new windows on the first floor that face almost directly into our garden and bedroom windows.
- **Loss of Amenity:** This intrusion into our private space is detrimental to the enjoyment of our home and garden. The proposed sloping roof profile does not adequately mitigate the fact that these windows will directly overlook our primary living areas.

Conclusion

The proposed revisions represent a move away from the previously agreed-upon compromises and toward a design that prioritizes cost-savings over the protection of neighbouring properties. This "simplified" full-width extension creates an intrusive massing 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.

Thank you for your time and consideration.

Sincerely,

Oliver & Katja Glub