

Planning objection to Greenacres development .
Application number PL/2026/00663

Head of Development management ,
Development Services
Wiltshire Council.



Dear Sir/Madam,

I am writing to outline my objections to the above development. The impact upon my property, and enjoyment of a peaceful life planned for retirement, will be completely destroyed should this be allowed.

I will give a full explanation of my reasons with illustrations as to why I object to the proposal on the grounds of design, layout, privacy impingement, noise and light disturbance . Photographs to illustrate have been provided .

Impingement

Firstly, I must be very clear - the additional storey and balcony proposed will completely overlook my garden and catastrophically impinge on my privacy and the right to the peaceful enjoyment of the house in which I intend to spend my retirement.

The reason for the development is stated as conversion to a multi-generational dwelling. Therefore the plan to rearrange the internal layout is of grave concern to me, as the lounge area (and therefore the principle congregating space in the house) will be moved to the first floor, with an attached balcony giving outdoor space. This will essentially create an apartment at the first floor, for an increased amount of occupants, with all the attributed noise and light impacts.

Four adults enjoying time on the exterior space of balcony would create noise and nuisance, impinging on my privacy at a point just above head level.

The word 'balcony' is misleading as it will be more akin to a roof terrace as it sits on top of an existing building and is not an elevated platform projecting from the side of a building's wall. Due to the placement on a flat roof, a terrace often functions as an outdoor room and is large enough to accommodate dining sets, lounge areas, as is the case here, as it looks to have been extended .

In high density urban areas it is a premium asset as it extends the properties usable square footage. We are not in that environment and therefore not used to being thrown together with ones neighbours lifestyle in such a way. It is a small village in an AONB area and one with Dark sky status .

If the wish is to extend the usable square footage then the considerable plot of land surrounding Greenacres would enable an even greater extension of usable space on the ground floor. As far as I am aware there is no right to a view across another property. I would suggest that the floor space of the plan could easily be achieved on the ground floor .

As a living room for an extended family, it is safe to expect that these impacts would be felt all day, every day - with the windows acting as 'speakers', emitting the noise of everyday life across my garden and living space. Noise transfers easily across open space, as we all experience when people have parties some distance away across fields, so I am certain that noise from a living space, this close to the boundary, would be far worse.

Mention is made of the new living space 'overlooking farmland'. That is extremely misleading as it looks directly at my house and garden as well. The whole of my garden and property will be visible through the proposed lounge windows and balcony/roof terrace, completely overlooking me in my garden, or as I enter or exit my property in either entrance, front or rear .

This garden is my space for everything. Whether it be gardening, playing with my dog, pursuing my artistic practice, entertaining family or star watching - I very much enjoy the dark sky status that we are so lucky to have here.

Upon relocation to Wiltshire 16 years ago, I gained planning permission to build a studio in my garden following considered and amicable discussions with the previous owner of Greenacres, where I was at pains to make sure that nothing in my development would impinge on his right to privacy.

Having its own small wood burner, it is used throughout the winter time as well as the summer months and in use continuously as I work toward exhibitions. It provides a crucial part of my income. Noise disturbance from the proposed balcony and windows would substantially and negatively disrupt use of this space and therefore my ability to produce work.

The plans do not show any real indication of Greenacres' current proximity to my boundary - the proposal suggests it is a possible 5 metres away. I believe that is misleading and would welcome clarification on that, as I thought it was closer. Regardless of this, the size of the proposed design would impinge on my privacy if it were even further away than it is now.

Mitigating the impingement of privacy by simply using obscure glass on the windows that would overlook my property will not be sufficient. I can categorically say that I reject any mitigation proposal like this. It will have no impact on the light pollution, let alone the noise from the living room and balcony / roof terrace.

No amount of screening could prevent noise and light being projected into my garden. I believe only a change of design would do this.

Design

I like to also raise a concern as to the proposed design of the building, which I feel is out of keeping with the vernacular of the area.

Greenacre was built on land acquired from the garden of my property, Whitedown Cottage, (although I was not resident at the time) leaving a relatively small plot that suffices as my garden. Traditionally and historically houses in this village and the surrounding area were created with gardens at the side and not the rear as is the case today.

The previous owner of Greenacres added more land over the years creating the current large plot.

Whitedown Cottage is approximately a 200 year old, thatched property constructed of Green stone and one of the original cottages built in the village sometime in late 19th early 20th century.

Greenacres was designed with a 45 degree pitched roof angled away from the original house to achieve a sensitive design and lessen impact. This proposal seeks to reverse that with a vertical wall from the end of the property, far closer to my property than the existing apex and punctuated by windows and a large balcony/roof terrace. This would be a much more oppressive structure than the existing.

As a new build in the 60's the roof level of Greenacres complied with neighbouring properties and the site line of the frontage took into account that of Whitedown cottage. While not particularly "traditional" in design, it is not an anomaly, as it is one of 6 bungalows in Charlton of varying designs, some with dormers and another identical to Greenacres (having been built by the same man) All were built in order to maintain a roof level and awareness of older existing properties.

Greenacres occupies a position at the corner of entrance and exit into Charlton from 3 directions. It is already prominent as it stands on land over a metre and a half above the carriageway. This is one reason why I question the suitability of the Design. While I personally have nothing against innovative design and indeed welcome this as an artist, it has to fit / or compliment its surrounding.

Structural and utilities concerns

Additionally, I would draw the attention of the planners to the fact that I have found out that Greenacres was built directly on top of my water supply, directly underneath the middle of the property . This supply was then accessed by Mr Mullins unknown to any previous occupants of Whitedown Cottage, myself or Wessex Water until approximately 5 years ago, after investigation. A situation that continues to this day and one I, wish to, and have attempted too, resolve. I would be very concerned that damage was not done to my water pipe during the developments, if any version of the design were to proceed, so as not toacerbate an already inadequate arrangement.

That and other aspects give me some concerns that further, 'corners may have been cut' during the building of Greenacres and I am concerned as to whether the foundations of Greenacres are appropriate to take the extra weight of the extra storey.

For the past 45years, nothing has been done by either myself or my predecessor to inflict any imposition on the owner of Greenacres and this was reciprocated when Mr Mullins (the previous owner of Greenacres) added the dormer windows at the south east aspect, facing the road and away from either neighbour. Unlike this current application, which currently doesn't seem to acknowledge the impact upon neighbouring properties .

Wiltshire Core Policy 57 requires new design and extensions amongst other features to be sympathetic to, and complimentary with, neighbouring buildings and the wider character of the area. As well as safeguarding the amenity of neighbouring uses, including privacy and outlook . None of which has been applied to myself and my property in this current proposal .

However, I do feel that with imaginative adjustment an equally sustainable and innovative design could still be achieved . There is no reason why it cannot be one that also gives full consideration to the above.

I formally request a site visit in order for the Planners to access my garden to understand the area as it actually is, and why I completely and unequivocally object to this proposal on grounds of design, layout, noise and severe privacy impingement.

Yours Sincerely ,

Lin Walker



