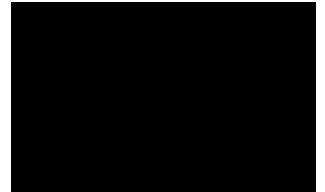


Planning Application PL/2026/01223
Manorfield Farm, Manningford Abbots, SN9 6HY
Comments on proposed variation of conditions

From Mr A & Mrs C Mortimer

12 March 2026



Dear Mr James,

Thank you for your letter of 27 February advising us of the proposed variation of conditions and revised plans and details of the Planning consent PL/2025/04825.

After looking at the new and updated documents, we have the following concerns and comments.

1 “Minor increase to the height of the dwelling and garage”

We cannot find any explicit definition of the increase in height proposed, but the plans show the proposed increase for the dwelling to be 60cm (almost 9% taller) and for the garage 30cm, using the “measure” tool as described in the published details on the Council website.

We doubt if this increase in height should be described as “minor”. This suggests that close examination of the submitted plans is required to understand the details of the proposals.

There is an illustration of this comparison on the next page, using sections from the published elevation plans at the same scale.

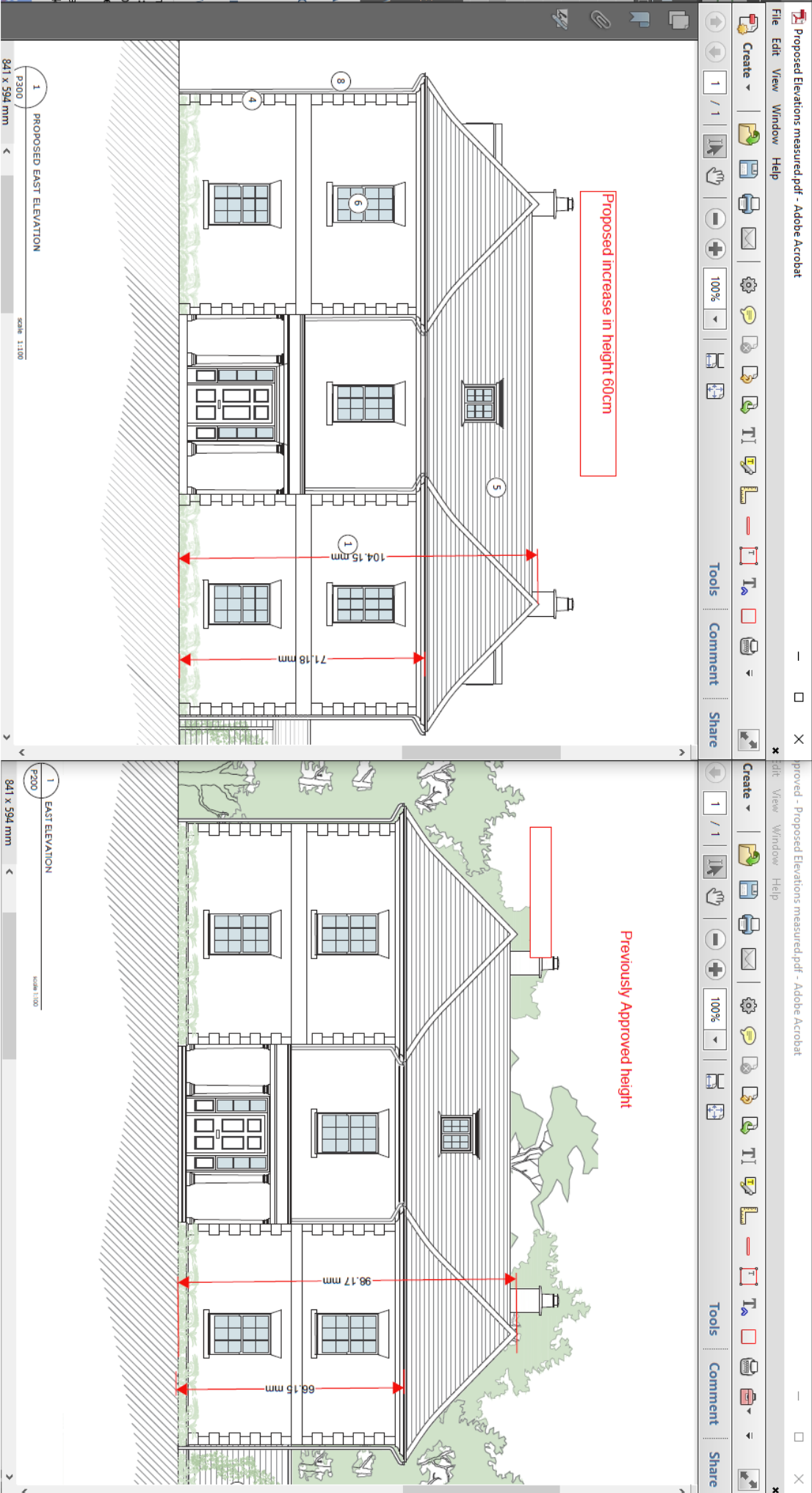
The house has already become 3m deeper towards the west than originally approved, and with the additional height will be even more imposing and noticeable. It will be visible from neighbouring properties and from the well-used Manningford Footpath 16 to the south.

The new Elevations plan submitted has the number **23/846/P300**, not 23/806/P300 as stated in the Cover Letter. The “previously approved Elevation Plan” is listed in the Cover letter as 23/806/P200 rev G, upon which our comparisons are based.

2. Other dimensional changes (from the submitted plans using the “measure” tool)

From the new submitted Elevations plan it seems that the garage is proposed to be about 30cm taller and 20cm wider, with about 60cm additional height in the “plant room” section which connects with the dwelling. The northern side of the garage is shown as about 10cm further north relative to the house, which begs a question about the groundworks currently in progress. It appears that the foundations are being created now for the garage and parts of the house, including filling some trenches with concrete. Are these positioned as shown on the “proposed” drawings in anticipation of approval?

Comparison of building height proposed and previously approved PL/2025/04825



3. Apartment above garage

There is now proposed a larger self-contained apartment above the garage, which may explain the increase in size of the garage. Is this intended for permanent occupation as a separate dwelling, or for occasional use for visitors etc.? A condition should exclude use of any part of the property as a holiday let or "Air B&B" or party venue. We believe that the planning permission already granted is for one dwelling only.

4. Impact on the surroundings

The Cover Letter states *"the changes to the house will not be particularly noticeable and it is important to take into account the fact that this site is well screened by mature vegetation. The site is not visible from public viewpoints being set well back from the public highway and there are no public footpaths in the vicinity."*

This is not correct. The new house as already approved will be much larger than all the nearby properties and will be visible to neighbours and the passing public. The proposed increases in height and bulk would have a further detrimental effect on the surroundings in the North Wessex Downs National Landscape.

Several listed buildings are close to the site, and their surroundings would also be negatively affected, as would the amenity for the neighbours.

It is unrealistic to state that the proposed substantial increase in size will "not be noticeable". The well-used Manningford Footpath 16 is close to the site at about 77m away, running parallel to the south elevation and screened only by field hedges. The upper half of the house is likely to be in clear view for any of the many people that use this path daily.

The "Mature Vegetation" described is composed mostly of trees on neighbouring properties, with a small number within the site itself, mostly on the western edge of the site. The long-term health and existence of these trees cannot be guaranteed, especially as a number are ash trees which may succumb to Ash Die-Back.

5. Drainage and sewage

There is no mention of drainage and sewage in any of the documents submitted, and we understand that this may be the responsibility of the Environment Agency or a Building Control matter. We anticipate that a small sewage treatment plant will be installed, as there is no main sewer available to properties in Manningford Abbots. It is possible that the water from this will be discharged into the roadside ditch near the site entrance, along with rainwater from the roof and the hard landscaping. However, Manningford Abbots and particularly the lane serving the new dwelling have had multiple issues recently with surface water on the road and blocked or damaged ditches. Wiltshire Council have recently cleared the roadside ditch and culverts adjacent to the site. If the property relies on the roadside ditch to carry waste water to the river, who will be responsible for maintaining it and the culverts?

6. Heat pumps

The Estate Agent's brochure for the new house listed air-source heat pumps as part of the heating solution. There is nothing in the plans or documents to indicate what arrangements will be made for heating or where the equipment will be installed. Air source heat pumps can be a source of noise, and if installed on the rear (north elevation) of the garage it will potentially be a nuisance to neighbours. We are concerned that a heating solution will be added without proper consultation or approval.

Thank you for taking our comments into account.

Yours sincerely,

Andy and Carol Mortimer,

Manningford Abbots