

30 March 2026

OBJECTION: Planning Application PL/2026/01813

Site Address: 45 High Street, Pewsey, SN9 5AF

Objector: Mr A & Mrs KS Dang, Grove House (Adjoining Property)

Subject: Representation regarding Planning Application PL/2026/01813

Site Address: 45 High Street, Pewsey SN95AF

Attachments: reproduced from PL/2026/01813

- (A) Location plan (reproduced from PL/2026/01813)
- (B) 45 High St Land Registry (accessed on 11Dec25)
- (C) The Orchard public open green space Land Registry (accessed 19Feb26)
- (D) Photos of sculptures (taken on 30Mar26)
- (E) Proposed block plan (reproduced from PL/2026/01813)
- (F) Photos of vehicle congestion (taken on 26Mar26)

Dear Adrian,

I am the owner of Grove House and formally object to the above-referenced application. Having reviewed the submission, it is my view that the application is procedurally invalid and substantively conflicts with the Wiltshire Core Strategy (WCS) and the National Planning Policy Framework (NPPF).

1. Fundamental Procedural Error: Unlawful Inclusion of Public Open Space

The Location Plan (607/01) is fundamentally flawed and legally deficient (attachment A). The 'Red Line' boundary incorrectly encompasses land not within the applicant's ownership, specifically seeking to annex a protected Public Open Green Space (The Orchard). This land is owned and managed by the Pewsey Parish Council, having been transferred to them approximately five years ago (attachment B and C).

- Breach of DMPO 2015: Contrary to Article 14 of the DMPO (2015), the applicant has failed to serve the mandatory Certificate B Notice on the Parish Council, nor on the owners of the shared drive (Grove House, No.1, and No.2 Whatley Drive).
- Conflict with Core Policy 52: This attempted annexation of community land violates WCS Core Policy 52, which safeguards Wiltshire's green infrastructure. The Council is precluded from determining an application where the red line is inaccurately drawn and ownership notifications are incomplete.

2. Impact on Residential Amenity and Safeguarding (WCS Core Policy 57)

Core Policy 57 (vii) requires that development must not prejudice the amenity of existing occupants. The introduction of a commercial holiday let—characterised by high-turnover, transient occupancy—immediately adjacent to a private family garden is fundamentally incompatible with the existing residential use.

- Privacy & Security: The proposed access requires unvetted strangers to traverse a 60m path through the private garden and primary play area of Grove House. This creates a permanent loss of privacy and a legitimate "fear of crime" and safeguarding risk for my young children. This represents a failure to provide the "safe and secure residential environment" mandated by CP57.

3. Intensification of Access and Material Change of Use

While a private residential easement exists for "passage," there is no legal or planning precedent to commercialise a neighbour's private amenity space as a "transit corridor." Directing commercial guests through a private garden when a superior, newly constructed three-car parking bay and gravelled driveway exist (Attachment B) represents an avoidable and unnecessary nuisance.

4. Harm to the Pewsey Conservation Area (WCS Core Policy 58)

Under Section 72 of the Planning (LB & CA) Act 1990, the Council has a statutory duty to preserve the character of the area. The "bright yellow chimney sculpture" and "fluorescent orange tree" (omitted from the Heritage Statement) constitute visual clutter that clashes with the historical grain of the skyline and street scene, contrary to Core Policy 58. (Attachment D)

5. Misleading Sustainable Transport Claims (WCS Core Policy 61 & 62)

The applicant's reliance on rail travel is contradicted by the provision of a dedicated three-car parking bay. This confirms a car-dependent enterprise that will impose an intensified traffic and maintenance burden on the private shared drive owned by Grove House, No1 and No.2 Whatley Drive, contrary to CP61. (Attachment E and F)

6. Irrelevance of Personal Circumstances

The applicant's professional accolades are cited in the covering letter. I remind the Council that planning merit is determined by land use and policy, not by the professional profile of the applicant. Status does not mitigate the loss of privacy or the physical impact on the Conservation Area.

Conclusion

The application is procedurally defective and substantively harmful. I formally request that the Case Officer and Conservation Officer conduct a site visit from the garden of Grove House to view the impact first hand. We respectfully request that the application is refused.

I have also attached a PDF of the email with attachments for your reference.

Yours faithfully,

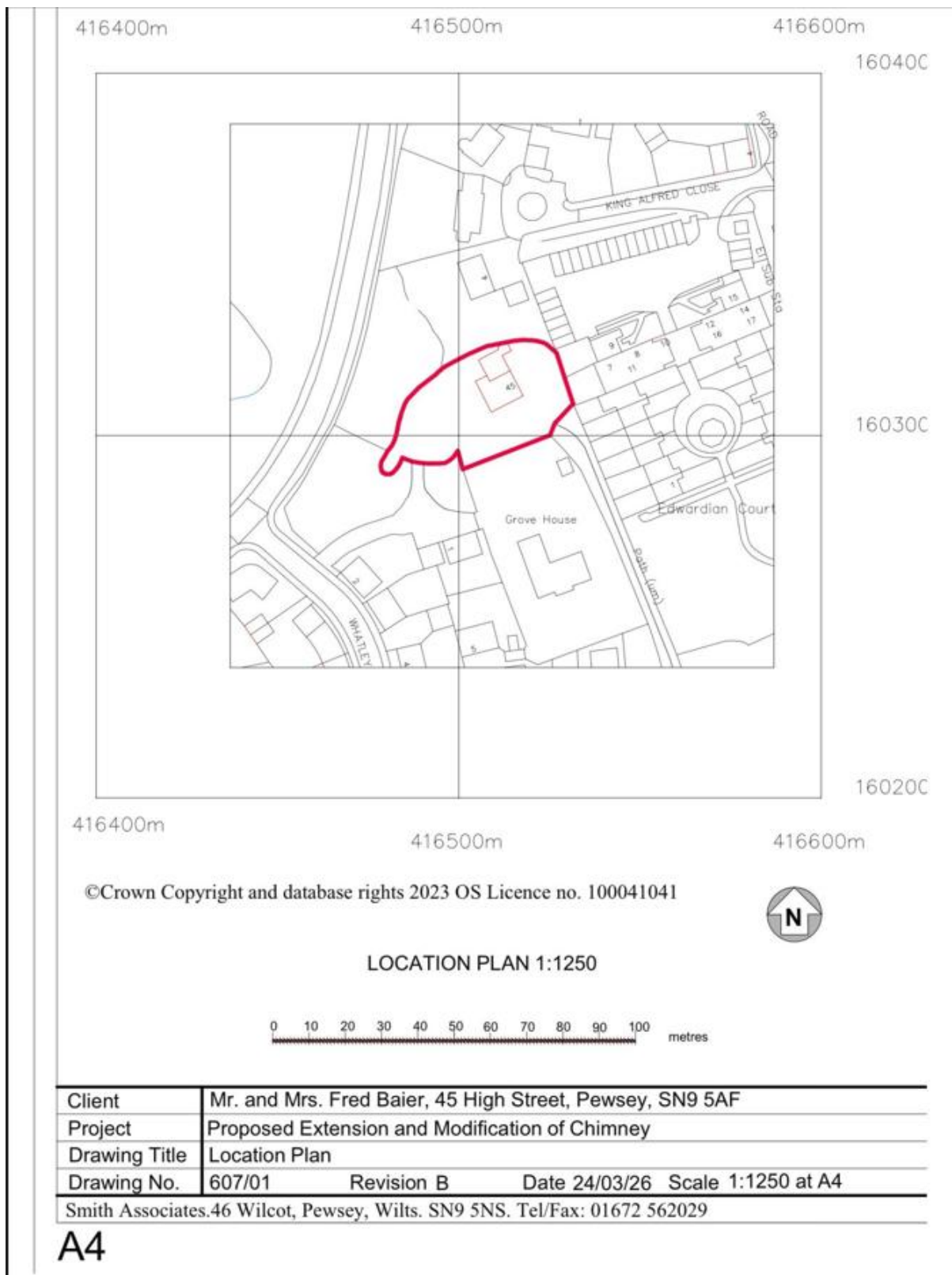
Andrew & Katie Dang

Grove House

Pewsey, SN9 5AR

Tel: 07790 143980

Attachment A: Location plan (reproduced from PL/2026/01813)

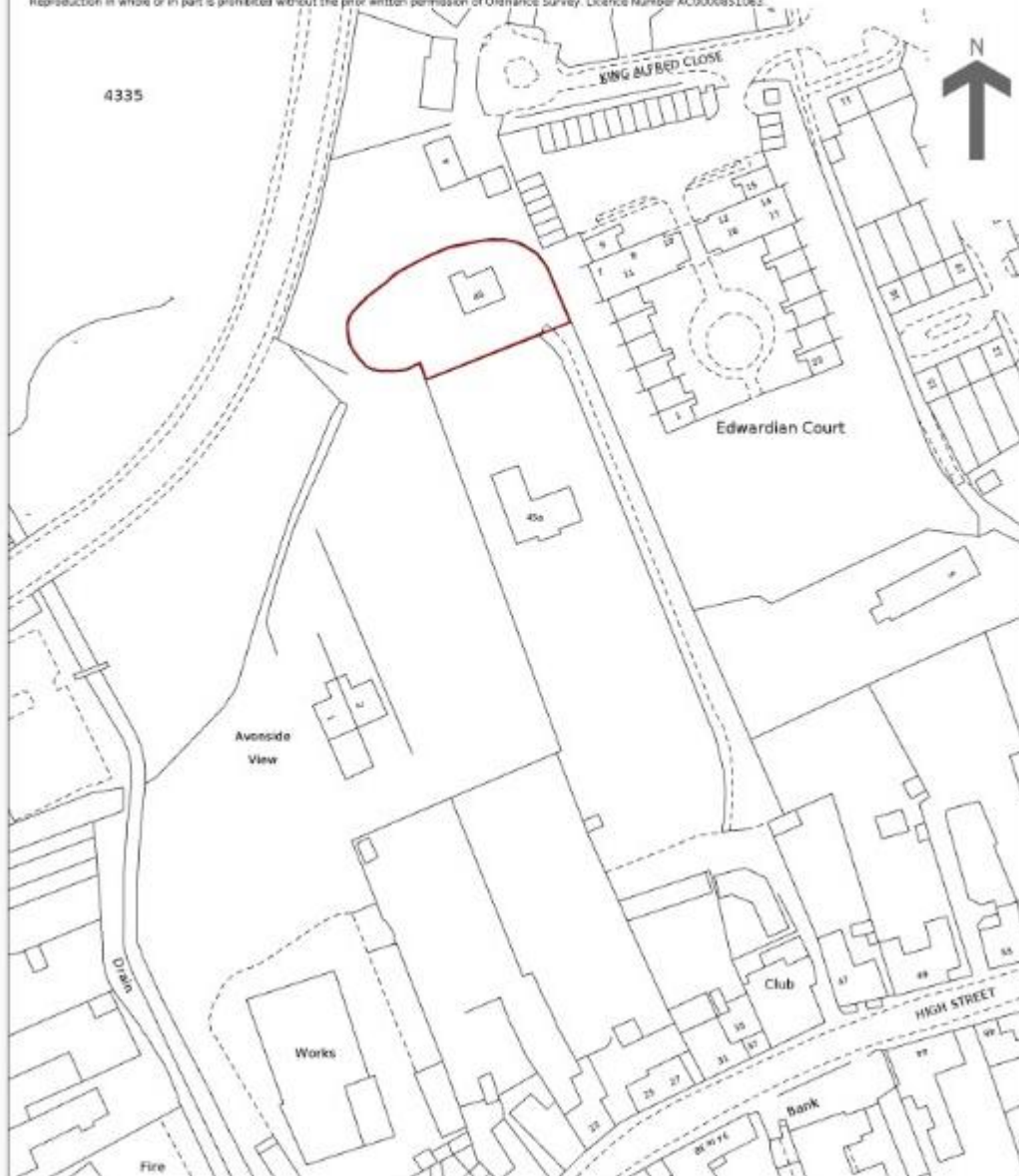


HM Land Registry
Official copy of
title plan

Title number **WT201659**
Ordnance Survey map reference **SU1660SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**



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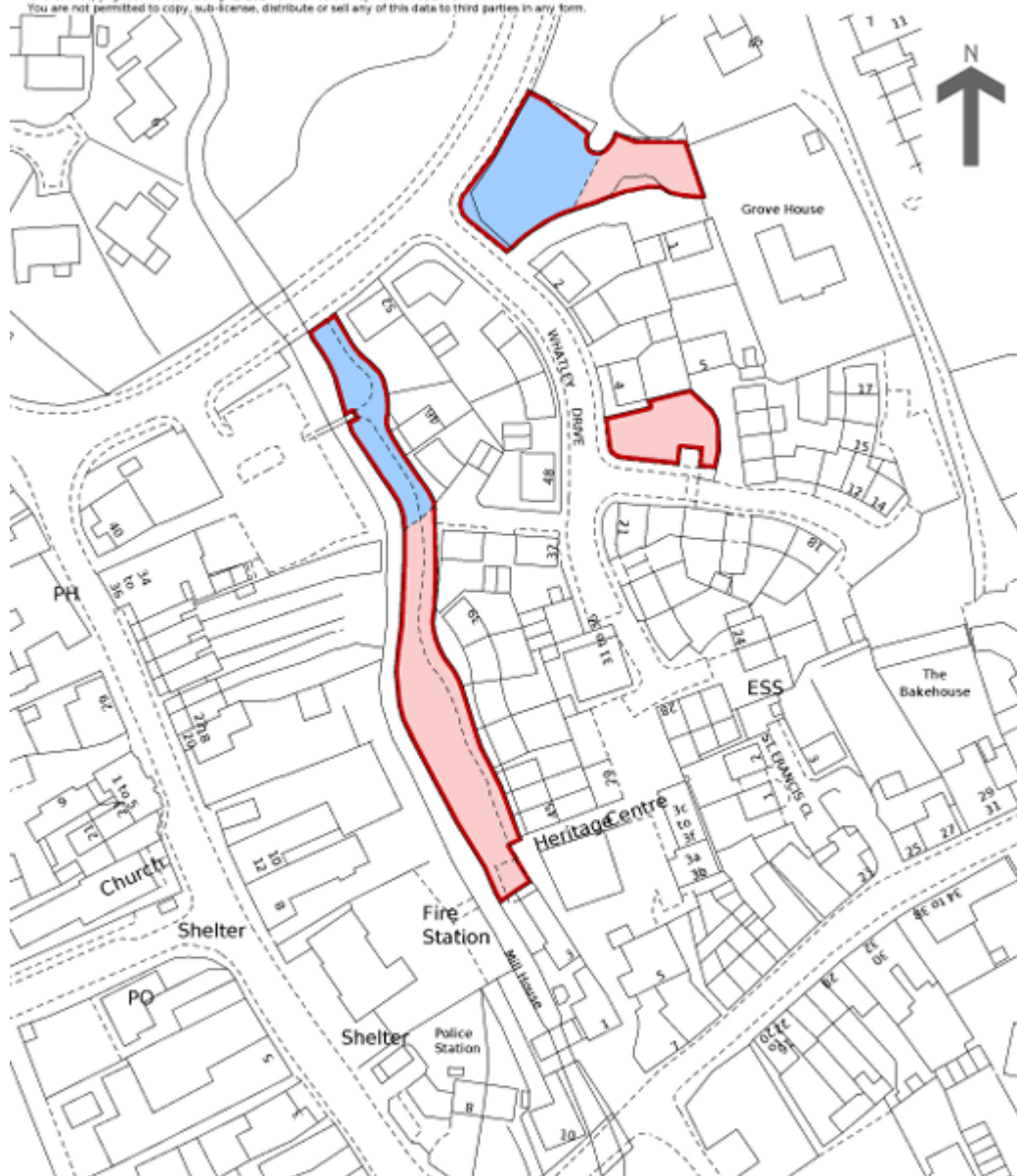
Attachment C: The Orchard public open green space Land Registry (accessed 19Feb26)

HM Land Registry
Current title plan

Title number **WT461699**
Ordnance Survey map reference **SU1660SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wiltshire**



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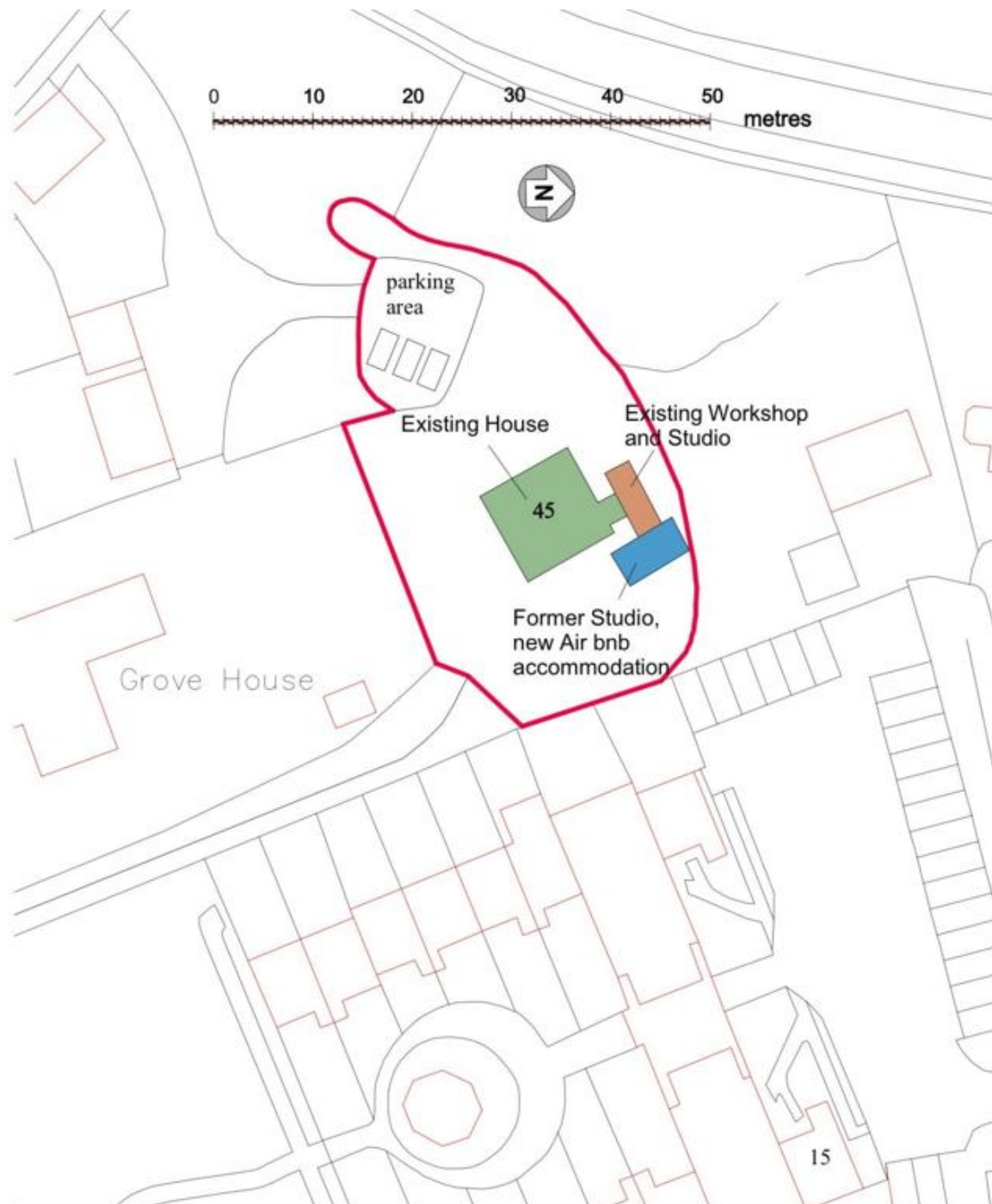
This is a copy of the title plan on 19 FEB 2026 at 21:01:16. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

Attachment D: Photos of sculptures (taken on 30Mar26)





Attachment E: Proposed block plan (reproduced from PL/2026/01813)



Client	Mr. and Mrs. Fred Baier, 45 High Street, Pewsey, SN9 5AF			
Project	Proposed Air bnb and modification to chimney			
Drawing Title	Block Plan			
Drawing No.	607/02	Revision A	Date 24/03/26	Scale 1:500 at A4
Smith Associates.46 Wilcot, Pewsey, Wilts. SN9 5NS. Tel/Fax: 01672 562029				

Attachment F: Photos of Vehicle congestion (taken on 26Mar26)

