

Subject: Formal Objection: Procedural Invalidity of Planning Application PL/2026/01813

FAO: Adrien Smith

Dear Mr. Smith,

We are writing to formally alert you to several critical procedural failures regarding planning application **PL/2026/01813**. These errors render the application legally invalid and require it to be withdrawn or returned for correction.

1. Failure to Declare Retrospective Elements

The application fails to specify that it seeks retrospective permission for the initial construction of the workshop/studio (1993). By "burying" the first of three distinct elements of this proposal—construction, change of use to residential, and decorative additions—the applicant prevents a transparent assessment of the development's history.

2. Section 65 Breach: False Declaration of Ownership

The applicant signed Certificate A, asserting sole ownership of all land within the red line. However, the "South-West Blob" (near an oil tank) is registered to 4 King Alfred Close and Pewsey Parish Council. Under Section 65 of the Town and Country Planning Act 1990, the Council is prohibited from determining an application supported by an incorrect certificate (as per the attachments with the area in question highlighted in yellow).

3. Failure to Serve Mandatory 'Notice 1'

Due to third-party ownership within the red line, the applicant was required to submit Certificate B and serve formal 'Notice 1' on all owners (including Pewsey Parish Council) under the DMPO 2015. This omission deprives affected parties of their statutory right to consultation.

4. Misclassification of Non-Residential Units (Core Policy 57)

The applicant declared "No" for an increase in non-residential units despite the 1993 workshop/studio construction. This misclassification bypasses the stringent scale and impact standards for non-residential structures mandated by **Wiltshire Core Policy 57** and the **Wiltshire Design Guide**.

5. Misclassification of Residential Units

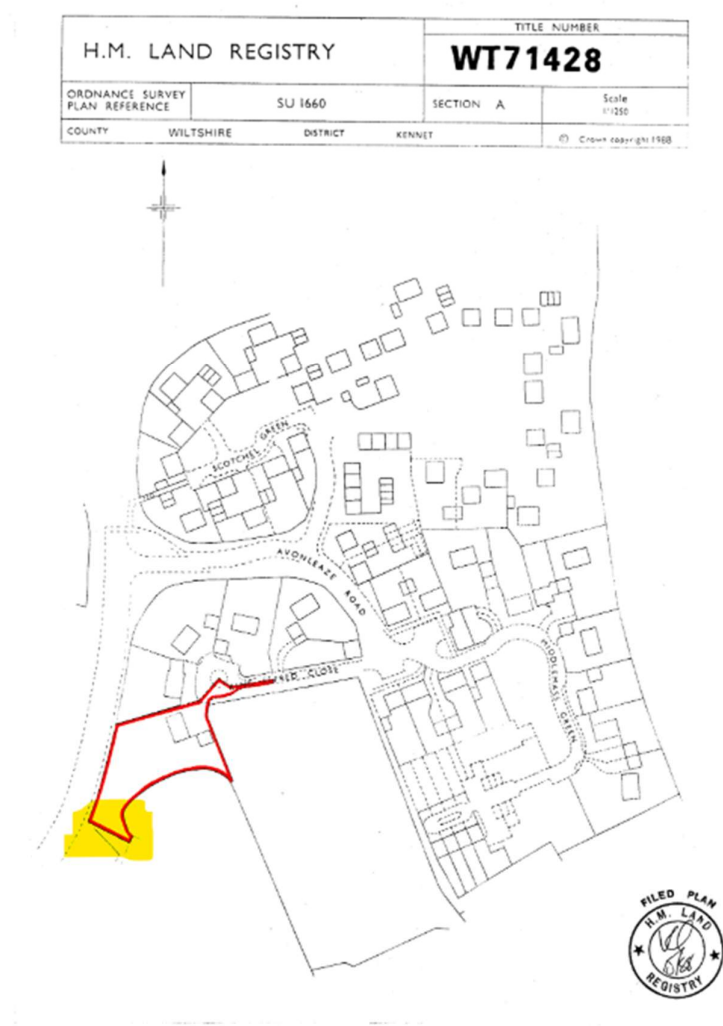
The applicant declared "No" for an increase in residential units, despite the 2014 conversion into a self-contained dwelling. This attempts to bypass **Wiltshire Core Strategy** policies regarding housing density, parking standards, and S106/CIL infrastructure contributions.

Knowingly or recklessly issuing a false certificate is a criminal offence. We trust the Council will take immediate steps to invalidate this application until these legal requirements are met.

Yours sincerely,

Andrew and Katie Dang

Grove House, Whatley Drive, Pewsey, SN9 5AR



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Current title plan

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Administrative area **Wiltshire**



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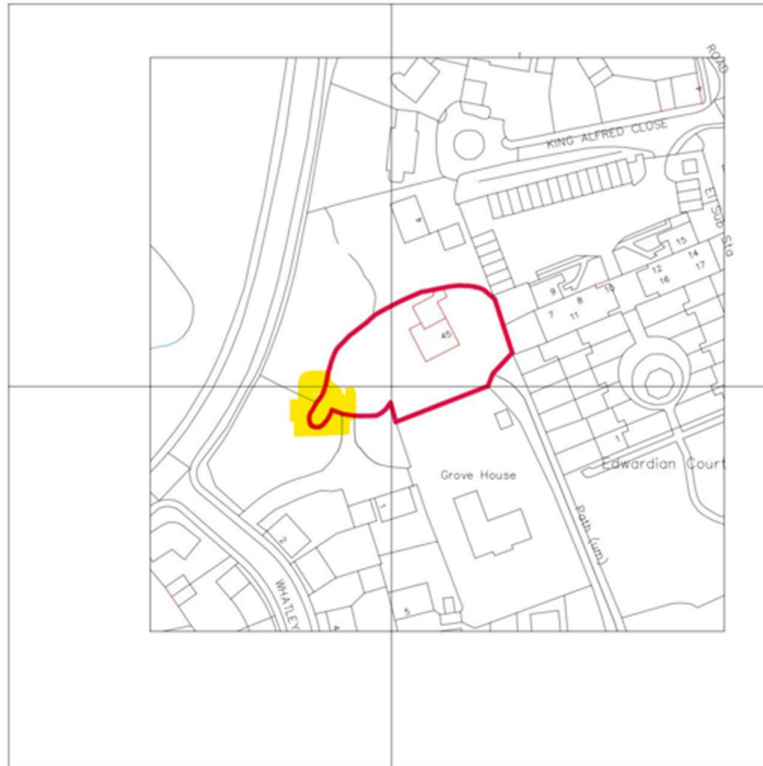


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LOCATION PLAN 1:1250

HM Land Registry
Official copy of
title plan

Title number **WT201659**
Ordnance Survey map reference **SU1660SE**
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Administrative area **Wiltshire**

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