



Poulsom Architectural Design and Planning Services

01 May 2026

Development Management
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Dear Helena,

Formal objection to planning application: PL/2026/02030 – Land rear of Marshfield, 85 High Street, Great Cheverell, Devizes, Wiltshire, SN10 5XR

I have been instructed on behalf of the owners of 85 High Street, to formally object to the above planning application for the retrospective erection of an outbuilding and the change of use of the field to a garden. The basis for the objection is as follows:

Landscape and Visual Intrusion

The rear of the properties on this side of the High Street have a relatively linear boundary with the adjoining open countryside. The proposed change of use of the field to a garden would result in visual encroachment into this verdant and open landscape. The formal domestic character of a garden in this location would be visible when approaching the village, where, prior to the erection of the outbuilding, there was unspoilt countryside set below the ridgeline of properties within the Conservation Area.

Furthermore, the domestic appearance of a residential garden is at odds with the prevailing character and appearance of agricultural land, particularly due to the associated paraphernalia that accompanies such a change in use. This is already evident from the outbuilding that has been erected, which is visible from several vantage points and is out of keeping with the character of an agricultural field.

Amenity

The residential amenity of No. 85 High Street will be severely impacted, particularly by the outbuilding. It has been erected approximately 3.2 metres from the rear hedge and creates significant overlooking opportunities into habitable rooms at the rear of No. 85. In fact, it is only 13 metres from the rear of my client's property. The Council's general guidance recommends a minimum separation distance of 20 metres where overlooking between habitable spaces may occur.

The change of use from a field to residential curtilage will inevitably intensify the use of the space, leading to unacceptable levels of noise overspill when the garden and outbuilding are in use, particularly when compared to the current lack of noise disturbances enjoyed in the locale. Furthermore, the outbuilding is described as 'ancillary', which could include use as an

annexe without the need for any additional planning consent. This raises the possibility that the space could later be used as an extension of the accommodation at the main dwelling at No. 87, causing further harm to the amenity of occupants at No. 85.

Siting

The proposed outbuilding has a poor spatial relationship with the host dwelling and detracts from the character and appearance of the High Street as a whole. It would be much more suitable for the outbuilding to be tighter to the built form of no.87. It is unclear why this particular siting has been chosen, but it is harmful to the landscape and the setting of the Conservation Area.

Ecology

The site is located in an area sensitive to protected species, including slow worms and other reptiles. The applicant has carried out these works without any explanation of how they have acted to preserve the habitats of potentially protected species. Furthermore, the use of the site as a garden and recreational space would result in an intensification of activity and erode the natural habitat provided by an agricultural field. This proposal therefore fails to accord with both local and national policy in this regard.

Other Matters

The submitted plans are inaccurate, as the block plan shows the outbuilding in an incorrect location. In addition, no site levels have been provided. From my client's garden, it is evident that the outbuilding has been elevated to account for the natural topography of the site. This further contributes to an overbearing impact on the rear garden of No. 85 and would result in an incongruous and intrusive form when viewed from both No. 85 and the High Street.

Conclusion

The proposed development would result in an overbearing impact on neighbouring residential properties, leading to a loss of privacy and increased noise disturbance compared with the levels of amenity currently enjoyed in the area. The siting, design, and layout would harm the setting of the Great Cheverell Conservation Area and cause visual intrusion within the wider landscape, due to the intensification of use and associated domestic paraphernalia. There is also potential for loss of habitat affecting protected species, with no mitigation measures proposed. The scheme therefore conflicts with Policies CP50, CP51, and CP57 of the Wiltshire Core Strategy (adopted 2015) and should be refused on this basis.

Yours sincerely

Amy Poulson MRTPI, MSc, BSc (Hons)