

Dear Planning Team,

**Representations regarding Planning Application PL/2026/01523**

**Vineview Cottage, Tytherley Road, Winterslow, Salisbury, SP5 1PZ**

Thank you for inviting us to make representations in respect of the above application. As the next-door neighbour with a direct view of the building, we are grateful to have the opportunity to do so.

We note that consent has already been granted for the conversion of an agricultural building under Part Q. At that point, the property conversion was extended by the maximum permitted amount under the Regulations.

We note, as anticipated, that this is the first application for an increase in the size of the property and for the direct replacement of the building which is being converted, resulting in more piecemeal development in the countryside . The extension of the property, at both ends, significantly increases the massing of the building.

We would like to request that the required extension be added to the other end (south east) of the building as this would have minimal impact and be further from the public bridleway

The floor slab of the proposed extension, which is visible from the byway, appears to have already been constructed in advance of planning consent however. This is shown in the attached photograph taken today from the public footpath.



The roofing material proposed is 'profiled metal sheet paneling' and this, whilst an improvement on the asbestos cement sheeting at present, is a low visual quality option and we would ask that a slate or tile finish be recommended.

We have no objection to the construction of the sewage treatment plant nor to the erection of the tractor shed, which is in a fully screened area

We would ask that the bats (as identified by the Bat Survey as being present in the former stable buildings) are protected during the construction period and after as this is very close to the works area.

## **Summary**

We do not object to the proposed application, but as with the Permitted Development application previously we would ask that:

1 conditions be imposed that no further extensions or conversions be permitted and all permitted development rights be removed across the landholding to prevent incremental and piecemeal development.

2 that a higher quality building material be recommended for the roofing.

### **Access**

We also note that a compacted hardcore driveway has now been constructed to the property as required by Highways. However, there is a considerable amount of unsightly rubble and spoil deposited alongside, as shown in the photograph. Much of this material is piled up against our wooden fence and will cause it to rot at the base.



Yours sincerely

Rafe Staples