

Planning Application PL/2026/02078-Ausonia, 65 West Street, Warminster, BA12 8JZ.

Dear planning,

I am writing to formally object to the above application. I live at 67a West Street and will be directly affected by this development. My objections are based on the following grounds.

1. Impact on Daylight and Privacy

The proposed development is excessively high and will have a significant adverse impact on the amount of natural daylight currently enjoyed at our property. The reduction in sunlight will materially affect our living conditions.

In addition, the inclusion of a side window will result in a direct loss of privacy, creating overlooking into neighbouring homes.

Given these concerns, we request that a 45 degree daylight and sunlight assessment be carried out to properly evaluate the impact of the proposal.

2. Design and Layout

It is common these days to allow back land development within towns, but it very unusual to allow back land development on a property which itself is back land development. This will clearly be detrimental to the amenity enjoyed by Ausonia as vehicular traffic will be present. The overall size of the property is about average for a four bedroom family home, but the amenity space and rear garden appears very restricted for a family of three to four children. The location of the property and particularly the West elevation appears to be only around 4 metres from the boundary and 5 metres from the East elevation of our property. We only have limited windows on that side, but they will be compromised by the cars reversing into the turning bay and their exhaust fumes and noise.

3. Highway Safety and Traffic Concerns

We strongly support the concerns raised by the Highways Department. The proposal would increase use of an existing access that is considered sub- standard due to:

Poor geometry and limited visibility. Insufficient vision required for visibility splays.

Lack of adequate width for two vehicles to pass safely.

Inadequate provision for pedestrian visibility- following the Jubilee Gardens

Development there are increased numbers of children using West Street to walk to school.

These issues pose a clear and unacceptable risk to highway safety.

4. Emergency Access

We are deeply concerned that the narrow width of the poor access driveway could prevent emergency vehicles from safely accessing the site. There appears to be insufficient width and turning provision for fire engines or ambulances, which could result in severe consequences, including risk to human life.

5. Noise and Disturbance

The construction phase will generate significant disruption due to :

- Heavy vehicle movements, including lorries removing soil.
- Frequent large deliveries.
- Construction noise affecting nearby residents.

6. Impact on Conservation

The development could alter the character of the area and disrupt wildlife habitats. Since work began on the existing property we have seen a significant reduction in hedgehogs visiting our garden.

7. Development Plan Policy and Government Guidance

The proposal does not appear to comply with relevant development plan policies or national guidance relating to residential amenity, highway safety, and design quality. The proposals are thus contrary to NPPF 2024 Section 9, paras 109-111, 115 & 117 and Wiltshire Core Strategy, Core Policies 57, 60 and 61.

Conclusion

We are extremely anxious about this proposed dwelling and feel it is too big and too close to our property and will compromise both privacy and amenity.

Regards

Mr. R.J.& Mrs.S.H.Mullins

