

Our ref.: MW/Slade

19th May 2026

Wiltshire Council
Development Management
Economic Development and Planning
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For the attention of Ms L. Rutter-Dowd

Dear Madam,

Town & Country Planning Act 1990
Change of use of garage to dwelling, The Well Cottage, Church Road, Ham, SN8 3RB. Application ref. PL/2026/00553

1. We are instructed by Mr & Mrs D. Slade of Doves House, Ham to object to the above planning application. We note that an updated site plan (ref. 150523-110) and a Swept Path Analysis Plan (ref. 26026-SPA-01A) have been uploaded to the Councils website on 11th May 2026. It is noted that no further written information has been uploaded to the Councils website since the agents updated letter dated 3rd March 2026.
2. In terms of the principle of development, and whether or not the previous planning permission for tourist use has been lawfully implemented, the comments set out in our previous letters dated 24th February and 31st March 2026 still stand and do not need to be repeated here.
3. In terms of access and parking, the revised site layout plan does not satisfy the comments made by the Highways Officer, who requires five parking spaces to serve the existing and proposed dwellings. Like us, the Highways Officer does not believe that the first floor, which is now shown to be only used for storage, will not be used as a further bedroom (or maybe two bedrooms). As I have pointed out, it would be impossible for the Council to prevent the use of the first floor as habitable rooms if planning permission were to be granted.
4. The minimum parking requirements as stated in the Wiltshire Car Parking Strategy are; 2 spaces for 2-3 bedroom dwellings and 3 spaces for 4+ bedroom dwellings. The Well Cottage has 4 bedrooms and the proposed dwelling is considered to have at least 2 bedrooms, therefore a minimum of 5 spaces are required.
5. The amended site plan does not satisfy the Highway Officer insofar as vehicles cannot be turned within the site. As the swept path analysis shows, no vehicle will be able to turn within the site; every vehicle would either have to

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reverse into or out of the parking area. This is clearly unsatisfactory. In addition, the revised layout plan does not address the residential amenity issues raised in my earlier letter. The occupiers of the host dwelling would be parking and manoeuvring their vehicles right outside the bedroom window of the proposed dwelling. This is wholly unsatisfactory in terms of residential amenity.

6. The application should be refused on the basis that the proposed dwelling is contrary to national policy; that the previous permission for tourist use has not been lawfully implemented and, even if it has, it does not create a precedent; that the first floor of the building is likely to be used as a bedroom (or perhaps two bedrooms) and that the Council would be unable to prevent this; having regard to the Nationally Described Space Standards (NDSS), if (when) the first floor became habitable accommodation it would not accord with the NDSS standards; and that the revised parking provision is inadequate, unneighbourly and harmful to the character and appearance of the Conservation Area.

7. The application form and the updated Covering Letter dated 03/03/2026 states that there will be 2 bedrooms on the first floor. However, the revised plans (dated 19/03/2026) show no bedrooms on the first floor, just one on the ground floor. The Covering letter states that the floor area is 78.32m² (GIA). This is questionable considering the sloping roof of the building. The NDSS for a 2 bedroom, 2 storey dwelling is between 70m² (3 persons) and 79m² (4 persons). For a 3 bedroom, 2 storey dwelling, which this has the potential to be (considering showing bedrooms on the ground and first floors on submitted plans), the NDSS are between 84m² (4 persons) and 102m² (6 persons) and 102m².

8. I note that the Conservation Officer has raised no objection to the application on the basis of the original plans. There remains a clear issue with the parking area. To satisfy the Highways Officer and to address the privacy and amenity issues that I have raised in relation to the occupiers of the host dwelling parking and moving their vehicles in close proximity to the dwelling, the only way to resolve this would be to create separate parking areas for both the host dwelling and the proposed dwelling. I would suggest that this would have an adverse impact on the character and appearance of the host dwelling, which is a Grade II Listed building and the wider Conservation Area. The loss of part of the boundary hedge will also adversely affect the Conservation Area.

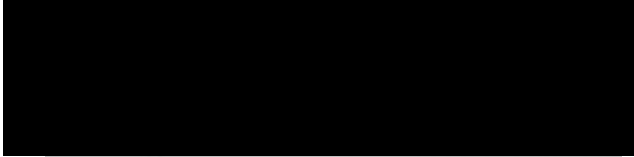
9. We are pleased to note that the Parish Council has now changed its position and objects to the application.

10. If a further covering letter/planning statement has been submitted but not uploaded to the Councils website, or if such a letter is submitted to deal with the various issues raised in our letters, we would appreciate the opportunity to review and comment on the agents further comments.

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10. As outlined above, there remain several sound planning policy reasons why this planning application should be refused.

Yours faithfully,



Marc D. Willis BTP MRTPI FSAg