

Response to Planning Application PL/2026/02511 3 Northgate Street Renovation

Introduction

We do not object to the proposed works to the house and welcome the renovation work

However, access to the site is over my private driveway subject to reserved rights for only residents and domestic traffic for residential purposes only (*HM Land Registry Title number WT215329 refers*)

The drive has to be maintained by the owner of 5 Great Western Close.

Access

The Reserved rights are to protect our property from damage and our privacy and enjoyment of our property.

While private access is a civil matter the planning proposal creates safety and infrastructure issues, as indicated below from a survey of the driveway in December 2024, which I ask be considered

Key Points from survey

1. The drive's construction is to a domestic specification the driveway is not suitable for larger vehicles. Potential for damage from larger vehicles including from vibration.
2. At its narrowest point the drive is only 2.75m wide and has a tight turn at both the lower and upper sections and so is not suitable for larger vehicles.
3. Ground floor windows and a bedroom to 5 Great Western Close are located very near to the driveway and therefore, large vehicles could have a detrimental impact with regards to noise and vibration and privacy. Two of the windows are only 50cm from the drive traffic and are at drive surface level.
4. The site is steeply sloping, has a tight turn and there is poor visibility for drivers and there is a risk to pedestrians who have to share the driveway with vehicles, including disabled pedestrians with mobility problems, as there is no separate pathway.
5. Located beneath the drive is a foul and storm water drainage and protection to the drainage pipe is not known. There is evidence that the tarmac has settled around drainage gullies

The mix of pedestrians and vehicles while acceptable for a few daily movements of residents' cars is not acceptable in terms of safety for larger vehicles or more frequent use.

The potential for damage from larger vehicles is evidenced from damage caused by a fire tender that had to use the access to fight the fire. This included collision with a garden wall, cracking to retaining brick work internal cracking to the lower floor from vibration. The use of the access by large commercial vehicles cannot be acceptable.

I have communicated with the applicant to meet to try and reach a written formal agreement to allow temporary use of the access by commercial vehicles up to a sensible size while the restoration work is taking place but to date there is no formal agreement.

The Proposed Workshop

The Owner and Renovator E F Stacey has not discussed with me this unit or his intentions for it.

Workshop Proposal

I object to the proposed workshop as presented. The structure is not described as temporary for the renovation. It appears to be an attempt for a permanent building for the owner's ongoing renovation business

The shed is designed as a permanent feature and not just temporary in nature with concrete slab and insulated walls.

There is no need for a permanent workshop on site to service the proposed development, such works can take place off site and temporary storage can be achieved with temporary facilities.

The application is proposing permanence and states as much with future uses being 'subject to separate consent'. Whilst future uses are future considerations it being allowed now could inevitably lead to future permanent commercial use.

The applicant runs a business as a heritage plasterer with no workshop known to me so it appears that the shed/workshop is intended for future commercial use.

In the Gazette and Herald newspaper the applicant is quoted as saying his intention is to heritage training days at the site, another indication of future commercial use.

The shed is poor quality design with low pitched pent roof of an oversized shed design. It is not in keeping with the character of the area and harmful to the setting of listed buildings and harmful to the character and appearance of the conservation area

This shed will potentially change the use of the property to include commercial/industrial activity

It is in a small residential garden of a grade 2* listed building the soft green space of which has been eroded (e.g. by a tarmac extension to parking). The shed (and presumably access to it) will take a substantial proportion of the remaining green area and will impact on the setting. This is also not in keeping with listing and the conservation area

Post restoration there should be no need for a permanent building for maintenance of No3 Northgate Street

There is already a substantial garage on site which has been long term used for storage and maintenance work for the property.

When the 3 flats in this property are re-established it is likely that, as previously, 4 cars will park in the garden area (there being no parking included for the 3rd, 1 bedded flat conversion E/2012/1311/Full) There will be little space for additional traffic from the workshop with restricted turning space.

The tarmacked area to the front of No's 4& 5 Great Western Close are private. This means that there is no turning possible from the boundary of No 3 Northgate Street to Station Road with poor visibility onto the public highway for vehicles reversing and for pedestrians on the public pavement.

The application form states 6 parking spaces but these spaces, plus the necessary turning space, is not shown on the proposed drawings.

There is no site access along the rear driveway for non-residential purposes, vans or lorries (other than for normal domestic purposes).

Should the proposed shed and sufficient parking and turning space result in the loss of more than 25m² of 'green areas'? if so Biodiversity Net Gain is required in respect of any degradation of the habitat.

Environmental Impact from the application

There is no mention of an environmental impact assessment in the application i.e. for the workshop

We consider that even temporary use of the proposed workshop should be considered having regard to a detailed acoustic impact assessment due to the very close proximity to various residential properties.

There will likely be dust, noise and contaminated by products (e.g. from the plaster moulding and finishing process) which could affect all nearby properties but especially Nos. 4&5 Great Western Close.

Any activity on site which creates water run off down the driveway is unacceptable with potential for contamination of the soakaway drains There is no mains drainage for water run off for the whole length of the drive

Amenity Impact from the application

Noise and additional traffic will be a disturbance, detrimental and affect the enjoyment of 5 Great Western Close.

There will be loss of privacy (drive close to bedroom and living area) and enjoyment of garden from increased traffic movements.

There is significant potential for internal and external damage to No 5 Great Western Close from collision and vibration from traffic on the driveway. As stated earlier, damage has been experienced in the past to walls adjacent to the driveway and there has been interior cracking to decoration from vibration.

The use of the workshop would be harmful to the amenity of neighbours now and in the future. As stated the noise issues need to be properly assessed.

The application is proposing permanence and states as much with future uses being 'subject to separate consent'. Whilst future uses are future considerations it being allowed now would be

a fait accompli. A temporary facility that must be removed should be sufficient for the renovation.

Core Policy 57 – Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing; vibration; and pollution (such as light intrusion, noise, smoke, fumes, effluent, waste or litter)

Having regard to all the issues raised it is clear that the workshop element of this proposal doesn't meet the requirements on CP57.

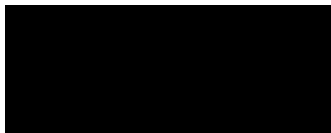
The area is rich in birdlife, (30 species recorded) Badgers and Deer visit, and bats (pipistrelle and brown long eared have been recorded roosting. Any works should not be detrimental to this ecology.

Contract Management plan

I assume that the application for the renovation period will be subject to a Construction Environmental Management Plan (CEMP) to be approved by the council before any work on site starts to include the wider redevelopment works and the use of the shed/workshop. Whilst a CEMP is often subject to a planning condition it is considered that, having regard to the context of the site very close to existing housing, the extent of work required, the type and nature of the access to the site and the potential environmental impacts of the works on site (including the use of the workshop) a CEMP should be submitted and agreed prior to determination of the application.

Having regard to the nature of the site access there should be the room for vehicles to park and turn on the site as reversing up or down the drive would be a major safety concern.

John Gaca



26th May 2026