

Re: Planning Application PL/2026/03129 –
10 Imperial Way, Ashton Keynes, Swindon, SN6 6GB

Dear Sir/Madam,

I act on behalf of the owner of 8 Imperial Way, the adjoining neighbour who will be directly affected by the proposed development.

We wish to register a strong objection to the planning application PL/2026/03129 for the following reasons.

1. Insufficient Information Submitted

The application documents are incomplete and do not provide sufficient information to enable a full assessment of the proposal.

In particular, the applicant has failed to provide a sectional drawing and has not identified head heights on the submitted floor plans. This information is necessary to determine whether the proposed accommodation complies with the minimum space standards.

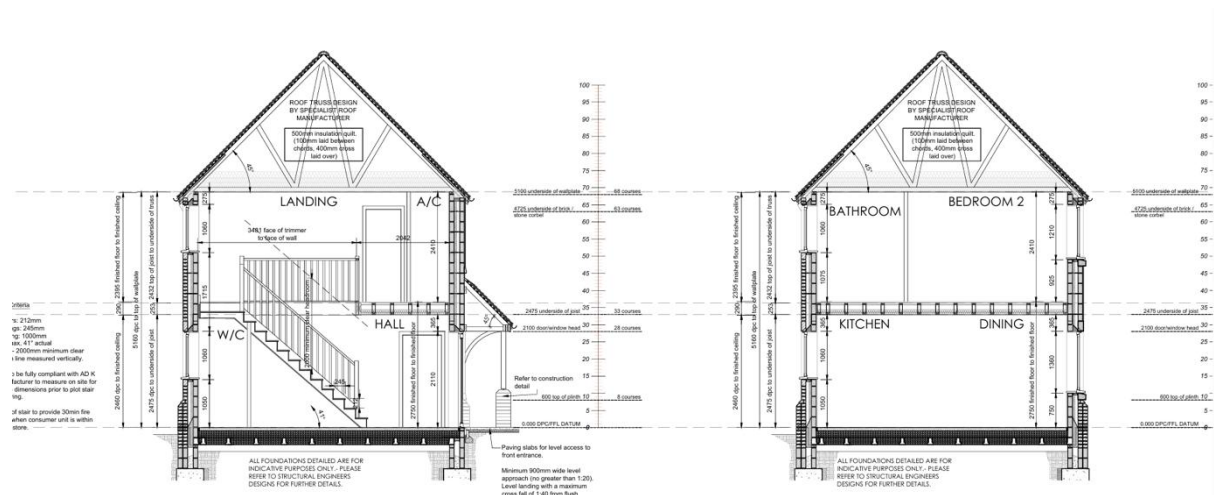
The proposed bedroom is required to achieve a minimum floor area of 11.5 square metres, with sufficient usable floor space above a head height of 1.5 metres. Due to the absence of sectional information and head-height data, it is not possible to verify compliance with these requirements.

From visual inspection, there appears to be only a relatively narrow corridor, approximately 2 metres wide across the width of the building, where a head height of 1.5 metres may be achieved. The applicant has therefore failed to provide adequate evidence that the proposed bedroom meets the required standards.

Furthermore, the submitted floor plans appear to contain inaccuracies. The Velux roof windows have been illustrated in a manner that resembles dormer construction, resulting in floor area being included that may not in fact be usable floor space above the 1.5-metre head-height threshold. Floor area beneath standard rooflights should not automatically be counted in the same way as floor area beneath dormers. Revised and accurate drawings should therefore be submitted for assessment.

There is also insufficient information regarding the specification of the proposed Velux windows. It is unclear whether these are balcony-style roof windows, where the lower section opens to form a balcony, or standard rooflights with only the upper section opening. This distinction is important, as balcony-style windows may give rise to overlooking and loss of privacy concerns affecting neighbouring properties. The lack of detail prevents a fully informed assessment of the proposal.

Below is the section of the building provided at the time of purchase.



You can see the roof height restriction in comparison to the door height on the floor below. This issue will become even more pronounced once the floor depth is increased to support the load, and the rafter insulation and plasterboard are installed.

2. Ecology

The applicant has submitted a Technical Note stating:

“The property has only recently been constructed with a newly laid roof therefore in our opinion, a bat survey is not required.”

No information has been provided regarding the qualifications or expertise of the individual providing this opinion, nor any evidence demonstrating that a suitably qualified ecologist has assessed the site.

The property is located directly opposite a purpose-built bat roost structure. In addition, there are a number of historic buildings within the wider area that are currently dilapidated, boarded up and largely undisturbed, increasing the likelihood of bat activity in the locality.

Whilst the dwelling was completed in 2024, two winter periods have since elapsed during which bats could potentially have utilised the loft space for roosting or shelter. It cannot, therefore, be concluded, without appropriate survey work, that bats are absent from the site.

We consider that a Preliminary Roost Assessment should be undertaken and reviewed by the Council's ecological adviser before any determination is made.

3. Neighbour Notification

The neighbour notification list appears to have been limited to only three properties: 8, 10 and 12 Imperial Way.

One of these properties is the application site itself, while another remains unsold and unoccupied. As a result, the number of neighbouring residents who have been informed of the proposal appears to be extremely limited.

We respectfully request that the Council confirms whether the notification process has been carried out in accordance with its statutory requirements and whether additional neighbouring properties should have been consulted.

4. Site Notice

As of 14 June 2026, no site notice has been displayed at or near the application site for inspection by members of the public.

Given the limited neighbour notification and the apparent absence of a site notice, there is concern that local residents may not have been afforded a reasonable opportunity to become aware of, and comment upon, the application.

Below are two images taken on the 14th June.



Conclusion

For the reasons set out above, the application should not be determined until the missing information has been provided, the ecological issues have been properly assessed, and the Council is satisfied that the required consultation and notification procedures have been correctly undertaken.

Based on the submitted drawings, it appears that the area with a head height exceeding 1.8 metres may be limited to a relatively small corridor running across the width of the building, with an approximate depth of only 1.5 metres. This raises further concerns regarding the practicality and usability of the proposed accommodation and whether the floor area shown on the plans accurately reflects genuinely usable living space. In the absence of head-height information and sectional drawings, these matters cannot be properly assessed. A full set of revised plans, including clearly identified head heights and at least one sectional drawing through the proposed loft space, should be submitted and made available for review before the application is determined.

We therefore request that the planning application PL/2026/03129 be refused or, at the very least, that determination be deferred pending submission of the necessary information and assessments.

Yours faithfully

Mr Thorpe
Representing the owner of 8 Imperial Way, SN6 6GB

15th June 2026