

Dear Selina Parker-Miles,

## Planning Application PL/2026/04175 – STRONG OBJECTION

I wish to formally register my **strong objection** to planning application **PL/2026/04175**.

The proposal raises serious material planning concerns regarding **loss of privacy, extensive overlooking, overbearing impact, increased scale and massing, and the obstruction of an established access associated with historic planning application W/92/00701/FUL**.

### 1. Loss of privacy and extensive overlooking

The proposed second-storey elevated balcony would create an approximately **180-degree field of view** across my property. The height, position and orientation of the balcony, together with its glazed doors and associated windows, would result in direct overlooking of my:

- previously secluded garden;
- primary bedroom windows;
- private courtyard garden;
- parking area; and
- adjoining field.

This is not a limited or incidental view. It would create **extensive and permanent overlooking**, resulting in a significant loss of privacy and residential amenity. I ask that this is specifically assessed under **Wiltshire Core Strategy Core Policy 57**, particularly its requirements to protect residential amenity and prevent unacceptable overlooking, loss of privacy and overbearing impacts.

### 2. Substantial increase in scale

The current proposal represents a significant escalation from **PL/2025/07696**, which the current owners had assured myself and my husband that they would apply for two discreet single-storey rear extensions and always respect our privacy. The current scheme introduces substantial two-storey massing and an elevated balcony. While I recognise that personal verbal agreements are considered civil matters, the material planning objections caused by this drastic escalation in scale are severe and directly breach Wiltshire Council Development Principles.

This materially changes the relationship with my property and significantly increases the potential for overlooking and overbearing impact. The application should therefore be assessed on the proposal now before the Council, rather than by reference to the earlier, less intrusive scheme.

### 3. Historic access – W/92/00701/FUL

I am also concerned that the proposed layout has **built over and obstructed an established access associated with historic planning application W/92/00701/FUL**.

I respectfully request that the Council reviews the complete historic planning file, including approved plans and establishes whether the current proposal together with 2nd storey rear extension have prejudiced and obstructed my established access with interleading courtyard gate as the current owners have blocked that which I have freely used uninterrupted for the past 24+ years.

#### **4. Site inspection**

The case officer, **Selina Parker-Miles**, indicated during a telephone conversation that a site visit to the affected semi-detached properties would take place towards the end of the previous week. This did not take place and I was not notified that it had been cancelled or rearranged.

Given the unusually close relationship between the properties and the extent of the proposed overlooking, I believe a **physical site inspection is essential** to properly appreciate the actual impact on my home, bedroom windows and private garden areas.

During the same conversation, I was informed that the intention was to approve the proposed second-storey balcony and when I raised my concerns over my severe loss of privacy, overlooking and my historical access which has been built over and blocked, I was advised to “**get my solicitor.**” I respectfully ask that my concerns are nevertheless assessed fully on their planning merits, as they relate directly to residential amenity and other material planning considerations.

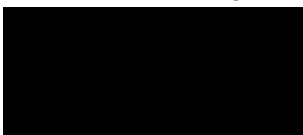
#### **Conclusion**

For these reasons, I **strongly object to PL/2026/04175** and respectfully request that the application is **refused**.

I ask that the Planning Officer specifically considers **W/92/00701/FUL, PL/2025/07696 and the full planning history of the site**, together with the impacts of the proposed balcony, increased scale, overlooking, loss of privacy, overbearing effect and historic access.

Please ensure this objection is formally recorded and fully considered before the application is determined.

**Yours faithfully,**



Julia Beale

