



PRIVATE & CONFIDENTIAL

Wiltshire Council
Planning Department

BY EMAIL: developmentmanagement@wiltshire.gov.uk

12 August 2026

Dear Sir, Dear Madame,

**Re: "The Fawns", Wilsford-cum-Lake, Salisbury, Wiltshire
SP4 7BL - Application No PL/2026/03847**

I have read the details on the planning application fixed on the external wall around "the Fawns" and understand the proposed extension of that property.

The proposal is to redevelop the site adjoining my paddock, and opposite the church of St Michael, grade II star, the Redhouse, grade II and Wilsford Manor, grade II star. In addition, there are two thatched cottages in the immediate vicinity of the subject property, and they are also grade II.

I wish to object to the proposals on the following grounds:

1. The subject property is within the Wilsford-Cum-Lake conservation area and due respect should have been paid to any development within the area and its relationship with the existing buildings, in this case various buildings of grade II and grade II star status.
2. The subject property is currently low rise and marks the end of development on this side of the road, following two grade II star buildings (Beechway and Lilac Cottages), both of which are thatched and date from the early 20th century.

Beechway Cottage was built during the construction of Wilsford Manor and designed by the same architect who was responsible for the construction of Wilsford Manor (Detmar Blow).

3. In its current form "the Fawns" blends into its surroundings. It is low rise and designed to sit relatively comfortably with the country scene, whilst in the cluster of grade II and grade II star listed properties and is not overly visually intrusive.
4. The current proposals will introduce a discordant element. By raising the roofline to accommodate the 1st floor accommodation, the single story building will become significantly more prominent and will also dominate the neighbouring listed grade II buildings whilst at the same time introducing a further discordant design. The increased height and more vertical propositions are out of keeping with the established vernacular character of the buildings that surround "the Fawns".

In conclusion, I would not object to a more modest scheme that does not raise the existing roofline. Any alteration or extension should therefore remain single story to reduce its visual impact on the neighbourhood and the adjacent 2 cottages. I also suggest that in any amended design the proposed installation of uPVC windows be discouraged to ensure the detailing of the proposal is more sympathetic to its surroundings.

There would appear to be sufficient land attaching to the property in question for the amount of accommodation sought by the owners to be capable of being achieved by a single story extension of the building, and this would be perhaps a more suitable proposal.

Yours sincerely

Miles d'Arcy-Irvine