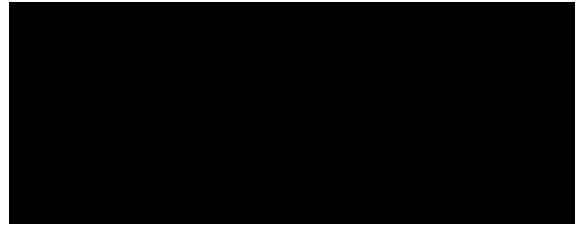


21 September 2026

Mr W and Mrs K Bachler



Wiltshire Council
Development Services
developmentmanagement@wiltshire.gov.uk

Subject: Objection to Planning Application PL/2026/04870
Proposed Ground-Floor Extension with First-Floor Balcony

Dear Sir/Madam,

We are writing to formally object to the above planning application at 4 Scotts Close. As the owners and occupiers of the directly adjoining semi-detached property, we have severe concerns regarding the proposed first-floor walk-out balcony.

Whilst we do not object in principle to reasonable ground-floor extensions, the inclusion of an elevated, walk-out outdoor amenity space built directly on our shared boundary introduces severe, adverse impacts on our residential amenity. We urge the Council to refuse permission based on the following material planning considerations:

1. Severe Loss of Privacy and Overlooking

The proposed balcony sits directly on our shared boundary line. Because it is elevated to the first-floor level, it creates a direct and elevated vantage point straight down into our primary habitable rooms – specifically one of our first-floor bedrooms, as well as into our garden room extension via the Velux roof windows. (Please see attached photographs). Although the applicant's design incorporates obscured glazing, this mitigation is entirely insufficient. A walk-out balcony inherently encourages users to stand, lean and look outward. The obscured screening on the balustrade will not prevent significant perception of being overlooked at such close proximity, resulting in a severe loss of privacy in our most sensitive living spaces.

This proposal would significantly compromise the private enjoyment of our garden and outdoor space. The proposed balcony constitutes a raised platform that juts out and would allow direct views into our garden and the rear of our home creating a loss of privacy.

2. Noise Nuisance and Harm to Residential Amenity

A first-floor walk-out balcony creates an outdoor domestic entertainment platform at bedroom level. Unlike a ground-floor patio where noise is partially attenuated by boundary fences and distance, an elevated terrace on a semi-detached boundary

allows sound to travel freely and directly across the party wall line. Voices, music and general outdoor activity at this height will cause severe acoustic disturbance directly outside our bedroom windows, completely undermining our right to the quiet enjoyment of our home.

3. Overbearing Impact and Unacceptable Proximity

Constructing a walk-out balcony directly on the shared boundary of a semi-detached pair is unacceptable proximity to its neighbours and overdevelopment of the site.

Siting the structure directly on the shared boundary magnifies the feeling of intrusion. Being semi-detached means our properties are structurally and visually linked, making any dominant or invasive raised feature overbearing.

The combination of an overbearing two-storey structure and a usable balcony at first floor level would materially reduce our residential amenity leading to noise, disturbance and loss of peace in our private amenity areas. It directly conflicts with core planning principles and the protection of residential amenity.

4. Not in Keeping with Neighbourhood Character

A first-floor balcony is not characteristic of surrounding properties on Scotts Close and would introduce a feature that is visually intrusive and out of keeping with the established pattern of development. This is a legitimate planning concern under neighbourhood character and design impact.

Restrictive Covenant (for information only)

The property is subject to a restrictive covenant, under Schedule D, which prohibits works that cause nuisance, annoyance or disturbance or damage to owners/neighbours of adjoining premises. In addition the restrictive covenant states that anything that might tend to lessen or depreciate the value of neighbouring properties is not allowed. I wish to place this on record as an additional concern.

For the reasons outlined above, we respectfully request that Wiltshire Council refuses planning permission for this application in its current form or requires the applicant to completely amend the scheme to remove the first-floor walk-out terrace element.

Yours faithfully,

Mr Walter and Mrs Katherine Bachler

Enclosed: Photographs taken from the garden of 3 Scotts Close, with sketch in coloured pens, showing how the walk-out balcony would create a direct, visually elevated vantage point straight into our primary habitable rooms – specifically one of our first-floor bedrooms as well as our living space in the garden room, via the Velux roof lights.