

21 September 2026

Mr W and Mrs K Bachler



Wiltshire Council
Development Services
developmentmanagement@wiltshire.gov.uk

Subject: Objection to Planning Application PL/2026/04872

Proposal: Creation of a new separate double-storey dwelling attached to the end of the existing semi-detached property to create an end-terrace dwelling

Dear Sir/Madam,

I am writing as the resident of 3 Scotts Close to formally object to the planning application referenced above. My property is directly adjacent to the application site, and I am deeply concerned that the introduction of a separate, additional dwelling will have severe negative impacts on the local infrastructure, residential amenity, and the character of our rural community.

I urge the Planning Department to refuse this application based on the following material planning considerations:

1. Severe Impact on Parking, Traffic and Highway Safety

Scotts Close is a small, quiet residential close in a rural area characterized entirely by unassigned, non-designated on-street parking. We already face a critical deficit of space due to vehicles from neighbouring properties on the main Heddington road permanently parking within our close.

This application fails to account for how their parking needs will be met. The baseline strain on our close is already at its absolute maximum. To illustrate, the existing property at No. 4 was recently tenanted by a family with three vehicles until April 2026. During this period, the addition of those three cars created an unsustainable amount of friction, congestion, and distress for all residents, completely overwhelming the close and causing the need for some cars to be dangerously parked. While the current temporary vacancy has offered brief relief, Scotts Close cannot handle the baseline return of No. 4's permanent residents, let alone the severe, permanent "encroachment" and overspill of an entirely new household.

Because the applicant cannot realistically provide the required additional parking spaces within the curtilage without exacerbating local issues, the proposal should be refused on Highway grounds, due to Displaced Parking, for failing to make adequate parking provision.

2. Overdevelopment and Adverse Impact on Local Character (Inappropriate Terracing)

Heddington is a rural village where the spatial layout, density, and open character of housing must be carefully managed. Scotts Close is composed of semi-detached homes. By tacking a separate two-storey dwelling onto the side of an existing semi-detached house, the development fundamentally alters the architectural fabric of the close, forcing an artificial "end-terrace" dynamic where it does not belong.

This represents an overdevelopment of a highly constrained plot. The resulting "very small" dwelling will result in a cramped living environment that fails to respect the spacing, and character of the surrounding properties. This conflicts directly with Wiltshire Core Strategy policies governing high-quality design and rural spatial strategy.

3. Impact on Residential Amenity

An additional dwelling directly attached to the existing structure will result in a significant increase in general noise, localized activity, and vehicular movements concentrated in a very small apex of the close. This will directly harm the quiet enjoyment and residential amenity currently experienced by the immediate neighbours.

Conclusion

The proposed development represents overdevelopment that completely ignores the physical limitations and day-to-day parking realities of Scotts Close. It fails to meet Wiltshire Council's minimum highway standards, threatens highway safety by introducing unmanageable overspill parking, and degrades the architectural character of our rural close.

I strongly request that the Planning Officer and the Highways Department conduct a thorough site visit to observe the unassigned parking constraints firsthand and subsequently refuse this application.

Yours faithfully,

Mr Walter and Mrs Katherine Bachler