



24 Fore Street, Trowbridge, Wiltshire BA14 8ER

T 01225 755553 **F** 01225 755554 **E** info@wrightsresidential.co.uk **W** www.wrightsresidential.co.uk

Planning Department
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

10th September 2026

Dear Sir / Madam

Re: Planning Application – Continued Permanent Residential Use of The Coach House, 489A Semington Road, Melksham

I am writing in my capacity as Director of Wrights Residential Lettings in support of the above planning application. Our company has been responsible for the letting and management of 489A Semington Road throughout the period that The Coach House has been occupied as an independent dwelling and, as such, we are well placed to comment on the practical operation of both properties.

Since December 2023, when The Coach House first became occupied independently by Mr Paul Williams, Wrights Residential Lettings has managed successive tenancies at 489A. During this time, three separate tenancies have occupied the main dwelling, providing an extended and meaningful period over which the relationship between the two properties can be assessed in practice.

As managing agents, we regularly deal with matters affecting tenants' enjoyment of their homes, including privacy, noise, parking, access arrangements, neighbour relations, maintenance issues and general residential amenity. We are typically the first point of contact should any concerns arise.

Importantly, throughout the entire period of independent occupation of The Coach House, we have received no complaints, concerns, reports or management issues from occupiers of 489A arising from the existence or occupation of The Coach House as a separate dwelling. This includes no concerns relating to privacy, overlooking, noise, disturbance, parking, access arrangements or neighbour conflict.



24 Fore Street, Trowbridge, Wiltshire BA14 8ER

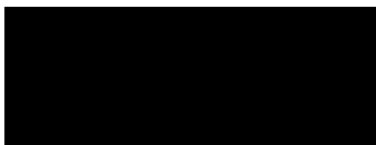
T 01225 755553 **F** 01225 755554 **E** info@wrightsresidential.co.uk **W** www.wrightsresidential.co.uk

From a professional letting and property management perspective, the arrangement has operated entirely successfully. The occupation of The Coach House has had no adverse impact upon the occupation, management or marketability of 489A. Successive tenants have occupied the main dwelling without difficulty and, to our knowledge, have enjoyed normal residential use of the property throughout their tenancy periods.

In our experience, both properties function as separate homes without conflict or detriment to one another. The practical operation of the arrangement over a prolonged period provides real-world evidence that the independent occupation of The Coach House has not resulted in any identifiable harm to residential amenity or the enjoyment of neighbouring accommodation.

Having observed and managed the occupation of both properties over an extended period and through multiple tenancies, I have no hesitation in fully supporting the continued permanent occupation of The Coach House as an independent dwelling. Furthermore, I am pleased to support this application seeking permanent non-ancillary C3 planning permission for The Coach House.

Yours faithfully



Adam Wright
Director
Wrights Residential Lettings