

**From:** [Taylor, James](#)  
**To:** ["Tom Cox"](#)  
**Cc:** [Vickesh Rathod](#)  
**Subject:** RE: 18/07717/FUL | Land rear of 63-65 Martins Road, Keevil  
**Date:** 10 October 2018 11:27:00  
**Attachments:** [image006.png](#)  
[image007.png](#)

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Hi Tom

Thank you for the recent extension of time you granted. As I have explained I needed the benefit of all the consultation replies before I could finalise my own assessment of this matter. To avoid further delay I am writing having had the benefit of verbal advice from the Council's conservation officer (I expect their written observations in due course and they will be published to the web in the normal way).

I think the scheme as submitted is one I would be recommending for refusal. My reasons would be in relation to the scale and design of the building and the overlooking from the first floor side elevation windows. It is important to consider that this is a parcel of land that has not been previously developed and is within a designated conservation area and forms a part of the setting of a number of listed buildings. Its very openness contributes to these heritage assets' significance. The erosion of this is regrettable to my mind and would cause less than substantial harm to the conservation area and the setting of the listed buildings. I think that the overtly mid to late twentieth century form and scale of the building design, with its first floor accommodation and resultant height and scale, very significantly adds to the harm to the heritage assets.

As an additional point the first floor windows on the side elevations would result in overlooking of neighbouring property. The harm is tempered by the position in relation to neighbouring property and landscaping but would still form a further reason for refusal in my opinion.

However, on balance, I am satisfied in relation to the principle of a dwelling here and impacts in terms of the highway. I think that this is a site that could be suitable for a modest, low profile dwelling employing traditional local materials. I think it would need to be a genuinely single storey property with no accommodation in the roof. A scale such as the adjacent 'Olcote' for example, but utilising better quality materials (such as you indicate brick and clay tiles). I think a 2-bedroom bungalow may work. Based on your client's recent marketing advice a 2-bedroom property would be a good idea. I think that with some compromise we could agree on a scheme that would likely result in less than substantial harm to the heritage assets, and harm that would be at the very bottom end of such a spectrum. This would still need to be afforded 'great' weight, but in my view could be outweighed by the public benefit of providing an additional dwelling within the established built form of the village – a factor that also needs to be afforded 'great' weight.

You will be aware that this application has been called-in to a committee and resulted in objection from the Parish Council. I can only offer officer opinion at this stage. My powers to approve the application have been taken away – but I can still refuse it. I will merely make a recommendation if minded to approve and which way a committee will go is simply unknown.

The options for your client at this point are numerous and include:

- Allow me to refuse the application under delegated powers this week;
- Allow further time to negotiate this application with a view to me taking a

satisfactorily revised and reduced scheme to committee (recommending approval). This will require an extension of time to at least 12 December to allow time to negotiate, reconsult, and prepare reports to committee. The earlier date is 14<sup>th</sup> November 2018 but that will not quite give enough time.....

- Withdraw this application and make a free resubmission with a satisfactorily revised and reduced scheme. This will provide a 'clean-slate' and start the process afresh without any relevant planning history. If you withdraw this application now I will be happy to negotiate with you over the next couple of weeks. You could have a fresh application registered in a fortnight and be looking for a decision from 5 weeks after that (depending on how circumstances unfold).

If you can please advise me on how you want to progress with this case in the next day or two please. I am working at home today and can call you if you send me an email to say you need a chat. Otherwise I am in the office on Thursday and Friday and can be contacted on 01225 770249.

Thanks again for your patience in this matter.

James

Mr **James Taylor** BA(Hons) MA MRTPI  
Senior Planning Officer

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**From:** Tom Cox [mailto:[tcox@dpds.co.uk](mailto:tcox@dpds.co.uk)]  
**Sent:** 09 October 2018 11:32  
**To:** Taylor, James  
**Cc:** Vickesh Rathod  
**Subject:** RE: 18/07717/FUL | Land rear of 63-65 Martins Road, Keevil

Hi James,

I have tried calling you this morning but I have not been able to get in touch. My client would just like an update regarding the application at Martins Road, we are obviously still waiting on the comments of the Conservation Officer to come through, however, my client would like to know your opinion on where your decision is likely to be heading. If there are any issues that are likely to be raised in your report we would rather know sooner rather than later so we can resolve these. If you could give me a call on the number to discuss this that would be great, or any updates you are able to give me would also be welcome.

Kind Regards,

**Tom Cox**

Graduate Planner

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