Wiltshire Council

Development Services
Wiltshire Council
Tel; 0300 456 0114
www.wiltshire.gov.uk

03 August 2023

Application No:	PL/2023/06324
Proposal:	Single storey extension (to project 4.5m beyond rear wall of the original dwellinghouse, maximum height of 3.50m, with an eaves height of 2.70m)
Site Address:	64 LANCASTER SQUARE, LYNEHAM, CHIPPENHAM, SN15 4AD
On Behalf of:	Mr Adrian Bray

Wiltshire Council received on 27th July 2023 details of a single storey rear extension proposed to be erected at the above address.

The Council hereby confirm that prior approval is **REFUSED** for the following reasons:

1) The dwellinghouse has been previously extended to the side by the addition of a two storey extension. The current proposed extension will be fixed to the rear of this two storey extension. As stated in sub paragraph (ja) of A.1 Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, the total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) should be assessed against the limits set out in subparagraphs (e) to (j) of this class. These limits are exceeded (see following points) therefore Prior Approval is refused.

2) The previous extension to the dwelling (to which the current proposal will be attached) extends beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse, which is not permitted development under sub paragraph (e) (ii) of Class A.

3) The enlarged part of the dwellinghouse (the previous two storey extension and the extension currently proposed) has more than single storey and extends beyond the rear wall of the original dwellinghouse by more than 3 metres which is not permitted development under sub paragraph (h) (i) of Class A.

4) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the previously enlarged part (to which the current enlargement will be joined) exceeds 3 metres which is not permitted development under sub paragraph (i) of Class A.

5) The enlarged part of the dwelling (the previous two storey extension to which the proposed enlargement will be joined) extends beyond a wall forming a side elevation of the original dwellinghouse and would exceed 4 metres in height and has more than a single storey, which is not permitted development under sub paragraph (j) (i) and (ii) of Class A.

Informative:

The proposed garage conversion and other associated works are not able to be considered as part of this prior notification procedure, as this process is for larger home extensions only.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals must be made using a form which you can get from the Planning Inspectorate online at www.planningportal.gov.uk/pcs.

Yours faithfully

Parvis Khansari - **Corporate Director, Place**