Wiltshire Council

Development Services
Wiltshire Council
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www.wiltshire.gov.uk

18 October 2023

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| Application No: | PL/2023/07419 |
| Proposal: | Proposed Single Storey Rear Extension with Pitched Roof (to Project a Maximum of 8 metres beyond the rear wall of the original dwelling house, a maximum height of 3.91 metres and an eaves height of 2.25 metres). |
| Site Address: | 13 MILTONS WAY, ROYAL WOOTTON BASSETT, SWINDON, SN4 7DD |
| On Behalf of: | Mr and Mrs James Fedrick |

Wiltshire Council received on 31/08/2023 details of a single storey rear extension proposed to be erected at the above address and further information was received to validate the application on the 14/09/2023.

The Council has carried out the necessary neighbour consultation. The Council hereby confirm that prior approval is **REFUSED** for the following reasons:

1) The proposed extension measures 8 metres from the original rear wall of the dwellinghouse which appears to project past the original curtilage and into an area of land which has subsequently been granted planning permission for a change of use to domestic garden (reference N/93/01911/S73) where condition number 1 removes permitted development rights for extensions (and certain other development).

2) Notwithstanding the above the proposal does not comply with paragraph A.1(k)(i) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended as it includes the provision of a raised platform.

3) The proposal does not comply with Condition A.3(a) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, as the materials used in the exterior work, in particular regard to the proposed windows, are not of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Informative:

This decision relates to the following plans/ documents:

Survey of Existing, received 31/08/2023 (no drawing no.)
Application Form, received 31/08/2023
Proposed Elevations, Floor Plans, Existing Section, received 14/09/2023 (drawing no. Y23-108-2 Rev A)

Location Plan, received 14/09/2023 (drawing no. Y23-108-3 Rev A)
Proposed Site Plan, received 15/09/2023 (drawing no. Y23-108-4 Rev B)

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**