Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/06444

Decision Date: 25 October 2023

Applicant:	Mr and Mrs Byron and Rachel Wheeler c/o Designscape Architects Ltd, Bath Brewery, Tollbridge Road, Bath , Somerset, UK, BA1 7DE
Particulars of Development:	Alterations and single storey extensions. Solar panel array, external insulation and external over cladding. Amendments to the roof.
At:	12 King Alfred Way, Winsley, Bradford On Avon, BA15 2NG

In pursuance of their powers under the above Act, the Council hereby REFUSE TO GRANT PERMISSION for the development referred to in the above application and plans submitted by you, for the following reason(s):

Refusal Reason(s): (1)

1 The proposed development by reason of its elevational design, built form, proposed materials and altered rooflines represents an unacceptable form of development that fails to respond positively to the existing built form, elevational design, streetscape and rooflines on site and in the immediate locality resulting in a development that would not effectively integrate the building into its setting. The proposal would detract from and have a detrimental impact on the established character and appearance, symmetry and rhythm of the existing semi-detached dwelling and its other half as well as the immediate street scene. The proposal fails to complement or integrate into the locality and fails to enhance local distinctiveness. It fails to represent a visually attractive, high standard of design and would not add to the overall quality of the area. The proposal is therefore contrary to local design policies including the main text of CP57 as well as criteria (i), (iii) and (vi) of Core Policy 57 of the adopted Wiltshire Core Strategy 2015 and government guidance paragraphs 41, 42 and 43 of C1 (p.11) and paragraphs 53, 56 and 57 of I1 (p.16) of the National Design Guide 2021 as well as paragraphs 126 and 130 (a), (b) and (c) and 134 (a) of the NPPF.

Despite the proposal promoting high levels of sustainability in terms of function, it would not fit with and would be out of keeping with, the overall form and layout of the surroundings contrary to the NPPF paragraph 134 (b). The detrimental impact on the visual amenity of the locality arising from the predominantly function led design approach to the proposal, is not outweighed by the sustainable benefits identified and as such should be refused in accordance with paragraph 134 of the NPPF.

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a householder planning decision: Overview - GOV.UK (www.gov.uk)).