Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/08094

Decision Date: 02 November 2023

Applicant:	Mrs Harriet Baines 26 Horse Road, Hilperton Marsh, Trowbridge, Wiltshire, , BA14 7PF
Particulars of Development:	Loft conversion to include dormer window and velux windows. Utilising existing loft storage space to house 3 bedrooms and two bathrooms.
At:	26 Horse Road, Hilperton Marsh, Trowbridge, BA14 7PF

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 The dormer windows serving habitable rooms would result in elevated, short-distance views towards habitable room windows and sensitive areas of private amenity space serving neighbouring properties at No's 39A, 39C, and 40 Horse Road as well as No.47 Marshmead. The degree of overlooking would be unacceptably harmful and materially detrimental to neighbouring residential amenities. The development is therefore in conflict with Wiltshire Core Strategy Core Policy 57 (part vii) and paragraph 130f of the NPPF, pertaining to quality of life and amenity.

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)).