Wiltshire Council

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

23 January 2024

Application No:	PL/2023/11018
Proposal:	Single storey extension, pitched roof (existing extension and proposed extension to project 7.30 metres in total from rear wall of original dwellinghouse, maximum height of proposed extension is 3.50 metres, eaves height of proposed extension is 2.40 metres).
Site Address:	20 HIGHRIDGE CLOSE, PURTON, SWINDON, SN5 4BS
On Behalf of:	Mr Robert Graham Smith

Wiltshire Council received on 19th December 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 rear by the addition of an extension of more than one storey. The current proposed extension will be fixed to the rear of this 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). These limits are exceeded (see following points) therefore Prior Approval is refused.

2) The height of the enlargement (being the existing extension together with the proposed extension) exceeds the highest part of the dwelling as existing prior to the extensions, which does not constitute permitted development under sub paragraph A.1 (c) of Class A.

3) The height of the eaves of the enlargement (being the existing extension together with the proposed extension) exceeds the eaves height of the dwelling as existing prior to the extensions, which does not constitute permitted development under sub paragraph A.1 (d) of Class A.

4) The total enlargement (the previous extension and the extension currently proposed) exceeds 4 metres in height which is not permitted development under sub paragraph A.1(g) (ii) of Class A.

5) The enlarged part of the dwellinghouse (the previous 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 A.1(h) (i) of Class A

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**