Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/06970

Decision Date: 25 January 2024

Applicant:	Mr & Mrs M Maners 34 Tugela Road, Chippenham, Wiltshire, SN15 1JF
Particulars of Development:	Single story rear extension to replace existing single story rear extension (Part Retrospective).
At:	34 TUGELA ROAD, CHIPPENHAM, SN15 1JF

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): (2)

1 By reason of its design, massing, scale, height and choice of external material finish, the proposed development does not respect or integrate with the character and appearance of the existing property or surrounding context. For the same reasons, neither can the proposed development be said to be well-designed or of a high quality. Accordingly, the proposal is contrary to the requirements of policy CP57(iii) to the Wiltshire Core Strategy and the policy set out in section 12 to the NPPF in respect of achieving well-designed and beautiful places.

2 By reason of its design, height and depth, use of external materials and massing hard up against the common boundary, the proposed development is considered to be overbearing and unacceptably impacts upon the residential amenity of the neighbouring property. Accordingly, the proposal is contrary to the requirements of policy CP57(vii) to the Wiltshire Core Strategy.

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)).