Wiltshire Council

Refusal of Prior approval Part 1 Class AA: Enlargement to dwellinghouses by construction of additional storeys

Application Reference Number: PL/2023/07258

Decision Date: 26 January 2024

Applicant:	Victoria Banks 188 Westbrook, Bromham, Wiltshire, SN15 2ED
Particulars of Development:	Two storey rear extension with the amalgamation of the existing attached outhouse to the side incorporated into the proposed dwellings footprint
At:	188 Westbrook, Bromham, Chippenham, SN15 2ED

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

Refusal Reason(s): (2)

1 The proposed development does not comprise the addition of a new storey to a dwelling house as assessed under Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). The proposed development comprises an extension to an existing ground floor outhouse, a two storey rear extension and the installation of a dormer window. This mixed scheme approach cannot be considered as part of the prior approval application for an additional storey and falls contrary to Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

2 The proposed development by virtue of its poor design would be uncharacteristic of and harmful to the existing character of the host dwelling, contrary to Section 12 of the National Planning Policy Framework (2023). The proposal is contrary to Condition AA.2 (3) (a)(ii) of Class AA, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they 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 six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).