Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2024/00085

Decision Date: 28th February 2024

Applicant:	Mr Jan Mikkelsen 46 Keepers Cottage Entrance To Heale House North C42 To Chine Road, Upper Woodford, Wiltshire, SP4 6NU
Particulars of Development:	Single storey extension to east elevation, changes to front and rear windows, provision of new dormer in roof, internal alterations, changes to landscaping
At:	Keepers Cottage, 46 Upper Woodford, Salisbury, SP4 6NU

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 scale and design creates large, incongruous, unsympathetic, prominent and dominating additions to the host dwelling which does not seek to take into account the local context or simple, character of the host dwelling. The proposed works to the thatched roof and proposed extension overwhelm the existing built form and does not result in a well design beautiful development and substantially alters the character of the existing dwelling.

As such the development is considered to be contrary to core policy 57 parts i, iii, iv and vi of the adopted Wiltshire Core Strategy which requires development to "create a strong sense of place through drawing on the local context and being complimentary to the locality". Saved policy H31 which expects extensions to be subservient in size and to not substantially alter the character of the existing dwelling. The development is also considered to be contrary to the good design aims of the NPPF (para 131 and para 135), National Design Guide (paras 40 and 43) and the Council's Supplementary Design Guidance "Creating Places”.

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)).