



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/08790
Decision Date: 29/12/2025

Applicant:	Mrs Sophie Beazer Hillview, Chapel Lane, Box, Corsham, SN13 8NU
Particulars of Development:	Rear extension, flat roofed, 4m out from rear wall of house
At:	Hillview, Chapel Lane, Box, Corsham, SN13 8NU

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

- 1 By reason of its scale, height, form, and inclusion of features such as an external staircase and flat roof, the proposal will result in a poorly integrated and visually awkward addition to the existing building. The extension would be partly visible from public areas within the locality and along Chapel Lane, introducing an urbanising element that is at odds with the modest and organic pattern of development in the area. The proposal would also fail to conserve or enhance the special qualities of the Cotswolds National Landscape. Accordingly, the development is therefore contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy (2015), Appendix D of the Wiltshire Design Guide SPD, and paragraphs 131 and 135 of the National Planning Policy Framework, which collectively seek to ensure high-quality design that respects local character and protects designated landscapes.

Refusal Reason

- 2 The proposed development would have a significant overbearing impact on the attached neighbouring property, Hillside, adversely affecting the enjoyment of its rear garden and habitable rooms. As such, the proposal is contrary to Core Policy 57(vii) of the Wiltshire Core Strategy (2015) and paragraph 135 of the National

Planning Policy Framework, which seek to ensure a high standard of amenity for existing and future users.

Informative

- 3** For the avoidance of doubt, the assessment of the scheme has been made against and with regard to the following plans and documents:

Location Plan received 19th November 2025

Block Plan received 19th November 2025

Proposed Plans and Elevations received 19th November 2025

Nic Thomas - Director of Planning, Economy and Regeneration

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 \(www.gov.uk\)](#)).