



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/08780
Decision Date: 31/12/2025

Applicant:	Mr Richard Lucas 8 PROVIDENCE LANE, CORSHAM, SN13 9DJ
Particulars of Development:	Two storey extension to side of house
At:	8 Providence Lane, Corsham, SN13 9DJ

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, design and external appearance, the proposed extension is considered to be a poor form of development and will result in a form of development that fails to respond positively to the character, context and distinctiveness of the original building and the wider street scene. As such, the proposal is contrary to Core Policy CP57 of the Wiltshire Core Strategy, policies CNP ED1, CNP E2 and CNP HE1 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides as well as paragraphs 131, 135, 137 and 139 to the NPPF

Refusal Reason

- 2 The proposed development, by reason of its scale, design and would result in an unacceptable impact on the amenity of adjoining residential occupiers through overlooking, loss of privacy and an overbearing effect. The development would fail to protect the reasonable living conditions of neighbouring properties and is therefore contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (2015), the guidance contained within Appendix D of the Wiltshire Design Guide SPD, and paragraph 135(f) of the National Planning Policy Framework which requires developments to provide a high standard of amenity for existing and future users.

Refusal Reason

- 3** The proposal contains insufficient information to adequately assess whether adequate off-street parking can be provided in a manner that will not result in an unacceptable impact on highway safety and avoid a severe residual cumulative impact on the highway network. For this reason, the proposal is considered to be contrary to Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy (2015), the minimum parking and standards set out in the Wiltshire Local Transport Plan, and paragraphs 115 and 116 of the NPPF.

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