



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/09173
Decision Date: 09/01/2026

Applicant:	Ms Newson 4 Swayne Close, Chippenham, Wiltshire, SN15 3GP
Particulars of Development:	Single storey extension to the front of the property with alterations to the front entrance with new porch. Internal alterations
At:	4 SWAYNE CLOSE, CHIPPENHAM, SN15 3GP

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

- The proposed single storey front extension, would dominate the façade, disrupt the distinctive splayed form of the dwelling, and result in an unbalanced and awkward composition. The design has elevations with limited fenestration, extensive blank brickwork, and a form that fails to respond positively to the host dwelling or the street scene. The proposal would also accentuate the incongruous relationship of the single storey bungalow within a terrace flanked by two-storey dwellings, appearing visually intrusive and poorly integrated. For these reasons, the proposal is contrary to Core Policy 57 (iii) of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD, and the National Planning Policy Framework.

Refusal Reason

- While the extension would not result in unacceptable impacts on neighbouring properties, its relationship with the existing bedroom window, which sits at the junction of two elevations would significantly restrict outlook and daylight to this habitable room, resulting in a constrained relationship that materially reduces the quality of amenity for current and future occupants of the dwelling. As such, the proposal fails to provide a high standard of amenity for the host dwelling, contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy and paragraph 135(f) of the National Planning Policy Framework.

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 and site plan 2518.03.01 Rev A received 20 November 2025

Proposed 3D images 2518.03.09 received 20 November 2025

Proposed sections 2518.03.07 received 20 November 2025

Proposed Ground Floor Plan 2518.03.06 received 20 November 2025

Proposed Elevations 2518.03.08 received 20 November 2025

Existing Elevations 2518.03.04 received 20 November 2025

Existing Ground Floor Plan 2518.03.02 received 20 November 2025

Existing Sections 2518.03.03 received 20 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 \(www.gov.uk\)](#)).