



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/09381
Decision Date: 22/01/2026

Applicant:	Mr and Mrs R Russell The Old Post Office The Street, Alderton, Wiltshire, SN14 6NL
Particulars of Development:	Alterations to garage roof. Addition of dormer windows
At:	The Old Post Office, The Street, Alderton, Chippenham , SN14 6NL

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 The proposed development, by reason of its scale, design, form and siting, would result in a form of development that fails to respond positively to the character, context and distinctiveness of the host dwelling and its setting and would detract from the visual amenity of the surrounding area. The proposal would appear visually incongruous, overly dominant and unsympathetic to the character of the area, including the Alderton Conservation Area, the Cotswold National Landscape and listed buildings within close proximity. The proposed development would fail to conserve or enhance the natural beauty, scenic character and special qualities of the designated landscape, with the development resulting in visual harm that has not been adequately mitigated or justified. Additionally, the proposed development would result in substantial harm to the heritage assets and no clear and convincing justification or public benefit has been demonstrated to outweigh this harm.

As such, the proposal is contrary to Core Policies 51, 57 and 58 of the Wiltshire Core Strategy (2015), Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies CE1, CE4 and CE7 of the Cotswold Natural Landscape Management Plan 2025-2030, the design principles set out in Appendix D of the Wiltshire Design Guide SPD, and paragraphs 131 and 135 of the National Planning Policy Framework and chapters 12, 15 and 16 of the NPPF, which

collectively seek to ensure high-quality design that respects local character and integrates appropriately with its surroundings, and require development to conserve heritage assets in a manner appropriate to their significance.

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