



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/08765
Decision Date: 23/01/2026

Applicant:	Mr and Mrs Dubey 13 The Beeches, Lydiard Millicent, Wiltshire, SN5 3LT
Particulars of Development:	Extend house to include a side extension, and 1st floor. (resubmission of PL/2025/03078)
At:	13 The Beeches, Lydiard Millicent, Swindon, SN5 3LT

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 reasons of its siting, scale, height, bulk, mass and design, would introduce an incongruous and dominant built form that would unbalance the simple and harmonious appearance of the dwelling and fail to integrate with the single storey and consistent building lines in the immediate street scene. Consequently, it fails to satisfy the overall expectations of Appendix D of the Wiltshire Design Guide, in so far as ensuring that householder extensions do not dominate, respect the existing dwelling and neighbouring properties and fit into the general street scene; unacceptably harming the character and appearance of the existing dwelling and local area, and thereby failing to deliver a high standard of design as required by Core Policy 57 (i, iii, vi) of the Wiltshire Core Strategy (January 2015) and paragraphs 135 and 139 of the National Planning Policy Framework (December 2024).

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