

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/09506
Decision Date: 02/02/2026

Applicant:	Mrs J F Dore 8 Mount Pleasant, Chippenham, Wiltshire, SN14 6LQ
Particulars of Development:	Proposed front/side and rear extension with internal alterations to main dwelling. Erection of detached double garage, formation of driveway/access with drop kerbs and erection of self-contained single storey annexe.
At:	8 Mount Pleasant, Chippenham, SN14 6LQ

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 virtue of its scale, layout, provision of independent access and full range of self-contained facilities including kitchen and bathroom, is considered to be capable of independent occupation. It does not demonstrate a clear physical or functional relationship with the host dwelling and is therefore not considered to be ancillary accommodation. As such, the proposal is tantamount to the creation of a new dwelling, which is contrary to Core Policy 1 and 2 of the Wiltshire Core Strategy and the principles of sustainable development set out in the National Planning Policy Framework.

Refusal Reason

- 2 The application site is in an area with the highest risk category for groundwater flooding, identified as having groundwater levels at, or very near (within 0.025m of) the ground surface. The application fails to demonstrate that the site is at low risk of flooding, that flood risk will not be increased elsewhere and that there are not any sequentially preferable sites for the proposed development. The proposal would conflict with the flood risk objectives, particularly those relating to the application of the sequential and exception tests. The scheme is contrary to Core

Policy 67 of the Wiltshire Core Strategy and paragraphs 165 and 173 of the National Planning Policy Framework

Refusal Reason

- 3** The site is located within an amber zone for greater crested newts, and the application fails to provide sufficient information to allow robust and comprehensive assessment of the ecological impacts of the proposal, including how development impacts protected species. The scheme further fails to demonstrate that the development minimises the impact on and how it will provide net gain for biodiversity. The scheme is contrary to Core Policy 50 of the Wiltshire Core Strategy and paragraphs 180 and 186 of the National Planning Policy Framework

Informative

- 1** On its website Wiltshire Council has made available statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance. The Council also offer a full suite of pre-application advice services; however, on this occasion, the application was unfortunately submitted without any meaningful pre-application discussions. Given the type and degree of issues found and the level of changes and/or further information which would be required to propose a positive change and/or respond to objections, it has not been possible to negotiate the application to avoid refusal.

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