



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/00302
Decision Date: 09/03/2026

Applicant:	Mr S Jughard 7 Sadlers Mead, Chippenham, Wiltshire, SN15 3PA
Particulars of Development:	Revisions to approved application PL/2025/05574 to add a single dormer window to the front roof slope and render existing reconstructed stone walls
At:	7 Sadlers Mead, Chippenham, SN15 3PA

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 alterations to the principal elevation, together with the insertion of a dormer window, 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, the Chippenham and Wiltshire Design Guides as well as section 12 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 and surrounding 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.

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