



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/08890
Decision Date: 11/03/2026

Applicant:	Mrs G Eyre Saxon, Castle Grounds, Devizes, Wiltshire, SN10 1HL
Particulars of Development:	3no Dormers to Side Elevations and Removal of Outbuilding
At:	Saxon, Castle Grounds, Devizes, SN10 1HL

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 dormer windows, by reason of their inappropriate siting, scale, massing, design and resulting visual dominance, would form an overly conspicuous and incongruous addition to the roofscape of the host dwelling. The development would fail to respond positively to the character, context and distinctiveness of the existing building and would appear visually intrusive from public vantage points. As a consequence, the proposal would fail to preserve or enhance the character and appearance of the conservation area, and would fail to preserve the setting and significance of nearby listed buildings, contrary to the statutory duties under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal would therefore cause less-than-substantial harm to the significance of designated heritage assets. In accordance with paragraph 215 of the National Planning Policy Framework, this harm must be weighed against the public benefits of the proposal. No public benefits of sufficient weight have been demonstrated that would outweigh the identified heritage harm.

The development is therefore contrary to Core Policies 57 (i and iii) and 58 of the Wiltshire Core Strategy (2015), the design principles set out in Appendix D of the Wiltshire Design Guide SPD, and Chapter 16 of the National Planning Policy Framework, which together require high-quality design that respects local character and conserves heritage assets in a manner appropriate to their significance.

Refusal Reason

- 2** The submitted drawings contain clear inaccuracies and internal inconsistencies that create uncertainty regarding the extent, appearance and nature of the development proposed. Specifically:
- The revised ground floor plan shows a side-elevation store with double doors which does not appear on the corresponding elevation drawings and was not present on the original submitted plans or included within the development description. It also does not appear in the officer's site photographs of the existing building.
 - The revised plans also introduce an additional window, which is not shown on the original drawings, is not depicted on the corresponding floor plans, and does not appear in the officer's site photographs of the existing building, resulting in further ambiguity over whether this element forms part of the proposal.

These discrepancies mean the Local Planning Authority cannot be satisfied as to the precise form, scale or external appearance of the development applied for. The inconsistencies prevent a clear and accurate assessment of the scheme, contrary to the requirement for planning submissions to provide sufficiently detailed and internally consistent information to allow proper determination of the application.

The application therefore fails to meet the basic assessment requirements of the planning system and cannot be supported.

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