



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/00549
Decision Date: 09/04/2026

Applicant:	Mr and Mrs L Bell 43 Oak Road, Chippenham, Wiltshire, SN14 0XJ
Particulars of Development:	Two storey side extension, demolish garage and increase parking area
At:	43 Oak Road, Chippenham, SN14 0XJ

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, height, massing and proximity to the shared boundary with Truro Walk, would result in an unduly dominant and overbearing form of development, resulting in an unacceptable sense of enclosure to the primary private amenity space of 3 Truro Walk. The development therefore fails to safeguard neighbouring residential amenity, contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (2015) and Appendix D of the Wiltshire Design Guide.

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