



Appeal Statement

Refusal of Householder Planning Permission

Planning Application Reference Number: PL/2025/08890

Decision Date: 11/03/2026

Particulars of Development: 3no Dormers to Side Elevations and Removal of Outbuilding
at Saxon, Castle Road, Devizes, SN10 1HL

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1. Introduction



- 1.1 This Appeal Statement has been prepared by Home Plan Design Services on behalf of Mrs Georgina Eyre (the appellant) to support an appeal against a refusal of planning permission issued by Wiltshire Council
- 1.2 The appeal relates to a householder planning application submitted to Wiltshire Council on 09 November 2025 and confirmed as valid on 14 November 2025 which sought planning permission for the following development at Saxon, Castle Road, Devizes, SN10 1HL:

“Erection of 3no dormers to side elevation and removal of outbuilding”

- 1.3 The Wiltshire Council Planning Officer and the appellant’s appointed agent, Home Plan Design Services (ourselves) exchanged email correspondence following this submission which culminated in revised drawings being provided to Wiltshire Council on 04 January 2026, and an Extension of Time being agreed to enable re-consultation.
- 1.4 The Council issued its Decision Notice on 11/03, informing that the application had been refused for the following reasons:

Refusal Reason 1

“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.”

And

“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.”

- 1.5 Evidence is presented that the above reasons for refusal are questionable and that the proposed development represents a sustainable form of development that is compliant with both local and national planning policies and guidelines. To this end, this Statement will provide a response to the reasons for refusal and describe the appeal site and its surroundings, and the proposed development, thereby setting out the grounds of this appeal.



2. The Appeal Site



- 2.1 The application site relates to a detached brick built dwelling under predominantly tiled pitched roofs. There are bay windows, with gables adorned with timber detailing, either side of the main entrance on the west elevation. There are two single storey extensions adjacent to the southern elevation of the dwelling with varying roof pitches. There is a single storey porch extension to the northern elevation with a flat roof, together with a single garage with a flat roof and parapet wall, attached to the eastern side of the dwelling. Consequently, there is significant variation in the roofscape of the existing dwelling.
- 2.2 The application site is a non-designated heritage asset located within the Devizes Conservation Area Boundary and nearby Devizes Castle, a scheduled monument. The Castle grounds to the west are in an Area of Minimum Change, and there are listed buildings in the vicinity. Some of these listed buildings already have flat roof elements to their rear elevations, which are visible from the appeal site.
- 2.3 Directly opposite the appeal site is the Telephone Exchange, a modern commercial building of significant scale and massing which is constructed entirely with flat rooflines at varying heights and sizes.
- 2.4 The appeal site is located on a Private Road with no Public Right of Access, thereby considerably reducing the visibility of the proposed development to the general public and their appreciability from within the Conservation Area.

3. Grounds of Appeal

3.1 Response to Refusal Reason 1



- 3.1.1 Conservation Area status is designed to manage change rather than try to fossilize existing character, setting, or to otherwise prevent development. The suggestion that the development would fail to preserve the setting of the surrounding area rather suggests that the Conservation Officer has not visited the site or immediate area the dwelling is situated in. The street upon which the host dwelling is sited is in fact typified by a wide and varying assortment of buildings, both residential and commercial, and both historic and modern.
- 3.1.2 The proposed dormer windows are designed to complement and integrate with the existing host dwelling. The siting of the proposed dormers aligns vertically with the existing fenestration and external features of the host dwelling, and the scale and design of the proposed dormers will be in keeping with the proportions of the property.
- 3.1.3 The host dwelling has two bay windows present on the front elevation, and the roof profiles and ridge lines of the proposed dormer windows that will face the street (a Private Road with no Public Right of Way) will replicate the profile and ridge lines of these bay windows. They are also similar in scale and massing to the bay windows and in-keeping with the built form of the host dwelling.
- 3.1.4 All three of the dormer windows will be constructed using externally facing materials that match the host dwelling, including timber detailing above the fenestration that also matches the ground floor bay windows. All three of the dormers will also have fenestration that matches the existing fenestration of the host dwelling.
- 3.1.5 Due to the fact the design for the dormers has been inspired by the bay windows of the existing building (as described above), the dormers will indeed respond positively to the character, context and distinctiveness of the host dwelling – if anything, they will enhance this distinctiveness.
- 3.1.6 The property is sited on a Private Road, with no Public Right of Way, therefore there are no public vantage points from which the development would be visible. They are also screened by the ridgeline of the hipped roof of the host dwelling, by other surrounding properties, and by the presence of nearby mature trees, and therefore would not be appreciable from the Castle – the key heritage asset in question.
- 3.1.6 The overwhelming majority of the surrounding and nearby buildings in fact have flat roof elements. The most striking example of this is the Telephone Exchange, a large commercial building of significant scale and massing that is situated directly opposite the dwellinghouse and backs directly onto the Castle grounds. This commercial building is a large modern construction made entirely of a series of flat rooflines at varying elevations and heights.
- 3.1.7 The dwellinghouses that are immediately adjacent to the property in every direction also each have flat roof elements to varying degrees, including some of the listed buildings.
- 3.1.8 The above facts are illustrated by the photographs and the annotated block plan denoting the locations of these buildings relative to the host dwelling that have been appended to this Appeal Statement.

- 3.1.9 Considering this context, the proposed dormers - that are in-keeping with the existing host dwelling and would be indistinguishable from it once built - would have no adverse effect on the relationship between the host dwelling and those that surround it and there would not be any heritage harm caused to the area. Consequently, there would be no material effect on the Conservation Area, nor to how it is perceived or experienced. Furthermore, to reiterate, the host dwelling is located on a Private Road, with no Public Right of Way, therefore the proposed dormers would not be visible from a public viewpoint.
- 3.1.10 Although the dormers would be discernible to residents of the immediately surrounding private properties, there appears to be a misunderstanding in believing that this intervisibility would automatically equate to heritage harm. It is well established that intervisibility is only relevant where it has an effect on special character or significance, and the host dwelling itself is not considered of special character or significance as the Conservation Officer has themselves asserted. It could perhaps be argued that there would be an amenity effect (which would seem highly unlikely given the proximity of the host dwelling to those that surround it), but even if so this would not carry the same weight as a setting effect.

The Conservation Officer's comments, as follows, would in fact support the view that the existing property does not contribute positively to the character and appearance of the area:

"The property is an unimposing bungalow of little architectural presence and makes no positive contribution to the character and appearance of the conservation area".

- 3.1.11 Wider landscape character and key views are not covered by Section 72(1) which states:

*"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the **desirability** of preserving or enhancing the character or appearance of that area".*

As already noted, the proposed development does not fail to preserve the character and appearance of the area, given the established context of the built form of the surrounding buildings. No enhancement would result, but the Act states only that this is desirable, not a requirement.

The proposal does not, therefore, conflict with the Planning (Listed Buildings and Conservation Areas) Act 1990, and no harm has been identified for the reasons given above. Consequently, Paragraph 215 is not triggered.

Paragraph 220 of the Act also makes it clear that not all parts of a Conservation Area will necessarily contribute to its significance, and, as already established, the host dwelling itself is not a heritage asset.



3.2 Response to Refusal Reason 2

- 3.2.1 The drawings and plans for this proposal went through multiple iterations and there was a considerable amount of correspondence and discussion with the assigned Planning Officer during this application process, including responses to the objections raised by the Conservation Officer.
- 3.2.2 These discussions and responses to the objections eventually resulted in a new scheme being proposed and multiple revisions of drawings being shared with the Planning Officer, who kindly fed back upon them, throughout the process. Consequently, an Extension of Time was formally agreed between the Planning Officer and the applicant to afford a full re-consultation period to occur.
- 3.2.3 At multiple points during this time, correspondence was exchanged between the Planning Officer and ourselves, the agent, to clarify matters with regard to the proposed development and the representation of it on the plans, to share photographs, and to include additional information and details on the Block Plan that was provided, thereby ensuring that all queries and questions were, so we thought, satisfactorily resolved.
- 3.2.4 While we fully agree and accept that the drawings need to be accurate and correct in order to enable a fully-informed decision to be reached, it seems very unfair, arguably wilfully ignorant, that there were still questions regarding ambiguities within the revised plans that were never fed-back upon to ourselves.
- 3.2.5 If these had been drawn to our attention at any point during the application process we would have been very happy, and very swift, to respond in order to clarify, resolve, and rectify all matters. We would also have been agreeable to a second Extension of Time if that had been deemed necessary to ensure the application was being given as fair and reasonable a chance of success as possible.
- 3.2.6 In all honesty, we are left with the feeling that the Local Planning Authority (LPA) saw this as an opportunity to add weight to justify a Refusal Decision rather than simply asking for clarification, as had been the established precedent up to the point the revised drawings were submitted.
- 3.2.7 It would have been very straight-forward to deduce that the inconsistencies cited were not intended given (as Refusal Reason 2 states) they were only apparent on the revised plans and were not on the initial plans that were provided to the LPA – i.e. the LPA must have understood that something was not being shown as intended and still neglected to inform us of that, despite the abundance of prior correspondence regarding this application up to that point.
- 3.2.8 We have provided numerous applications to this LPA previously, and on every other of the few occasions where there has been any ambiguity, inconsistency, or points of clarification regarding proposals submitted to them, they have very helpfully engaged with us in order to swiftly resolve matters. Given that established precedent, it seems unreasonable and highly questionable that the opportunity to do so was not afforded to us on this occasion.
- 3.2.9 Without wishing to cast any aspersions whatsoever, anecdotally we are aware that there have sometimes been problems with the electronic files system used by the LPA this

application was determined by. This has meant that plans are not always shown to their Planning Officers and Consultees properly, and we cannot help but wonder whether something similar has happened on this occasion, and whether that has contributed to the reason why we were not informed of any discrepancies, ambiguities, or outstanding points of clarification with regard to the revised plans that were provided when compared to the initial plans before the Decision Notice was issued.



4. Conclusion

- 4.1 In summary, we respectfully argue that the proposal does represent high-quality design given the dormers are inspired by the roofscapes of the existing host dwelling and would integrate with it. The roofscape of the existing dwelling already features numerous roof heights with varying and dissimilar profiles and pitches, including flat roof aspects. The design does respect the local character of the area given the significant variation of the built form and roofscapes of all of the surrounding properties. Contextually, the proposal would therefore result in no material harm to the nearby heritage assets when considering the established relationship between the existing surrounding properties and the heritage assets themselves.
- 4.2 Moreover, the fact that the proposed development would not be publicly visible, given the host dwelling's siting on a private road with no Public Right of Access, means that it would not contribute to the public experience of the Conservation Area, whether positively, negatively, or neutrally.

Appendix A – Supporting Photographs



Bay windows with gables to front (west) elevation of property



View of Telephone Exchange from property - directly opposite elevation for 2no proposed dormers (north)



Flat roof two storey elevation of significant scale and massing to adjacent property east of site (1)



Flat roof two storey elevation of significant scale and massing to adjacent property east of site (2)



Flat roof two storey elevation of significant scale and massing to adjacent property east of site (3)



Flat roof and modern extension on adjacent property to west of site (with Castle in background) (1)



Flat roof
and
modern extension on
adjacent property to west of
site (with Castle in
background) (2)



Flat rooves at varying elevations on modern
extensions to rear of listed buildings north
east of site (1)



Flat rooves at varying elevations on modern extensions to rear of listed buildings north east of site (2)



Flat roof and mixed roofscape on adjacent property to south of site - location of 1no proposed dormer



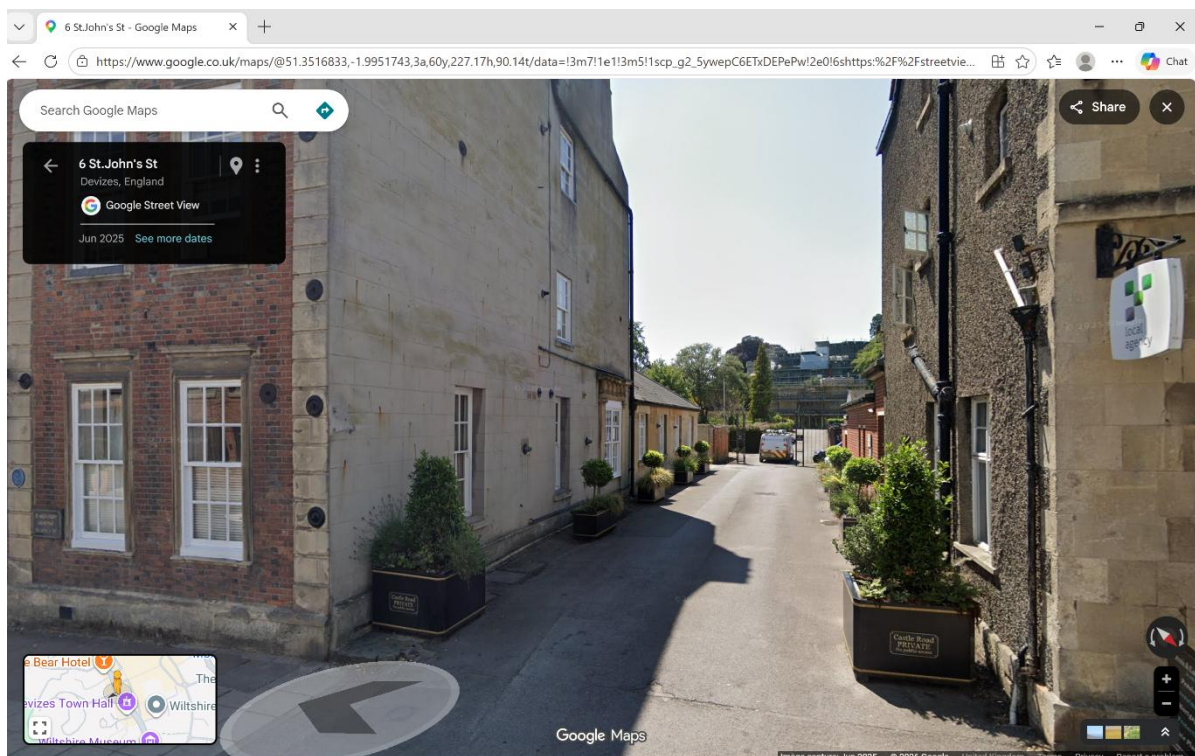
Existing south elevation of property with varying rooflines - location of 1 no proposed dormer



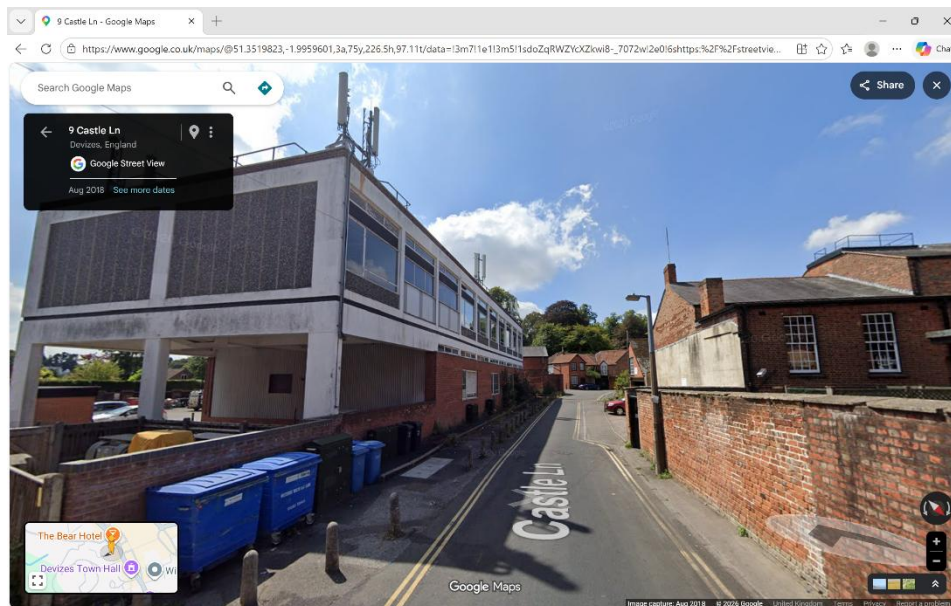
North side of existing elevation of property – location of 2 no proposed dormers



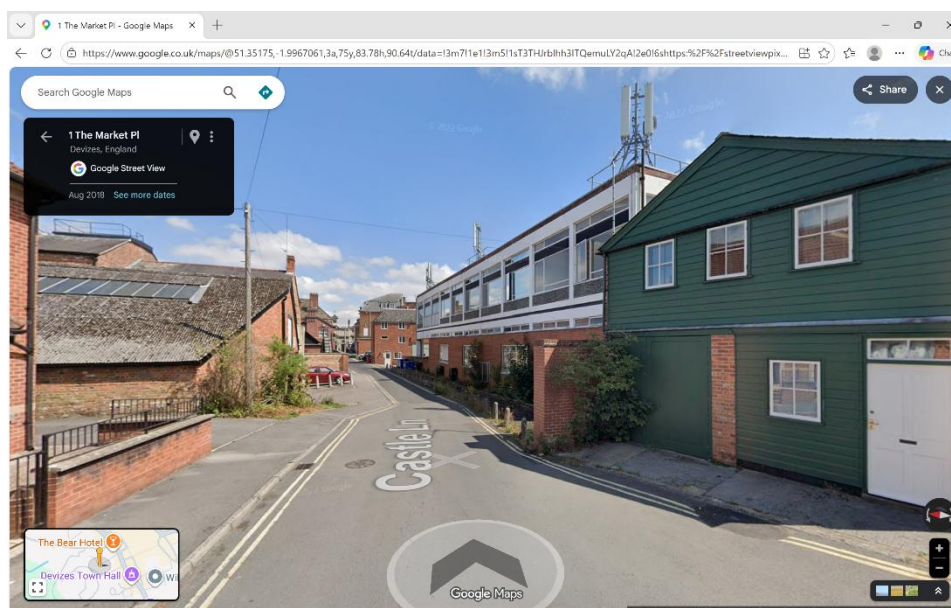
Side-on view of west elevation of existing property with Telephone Exchange in background



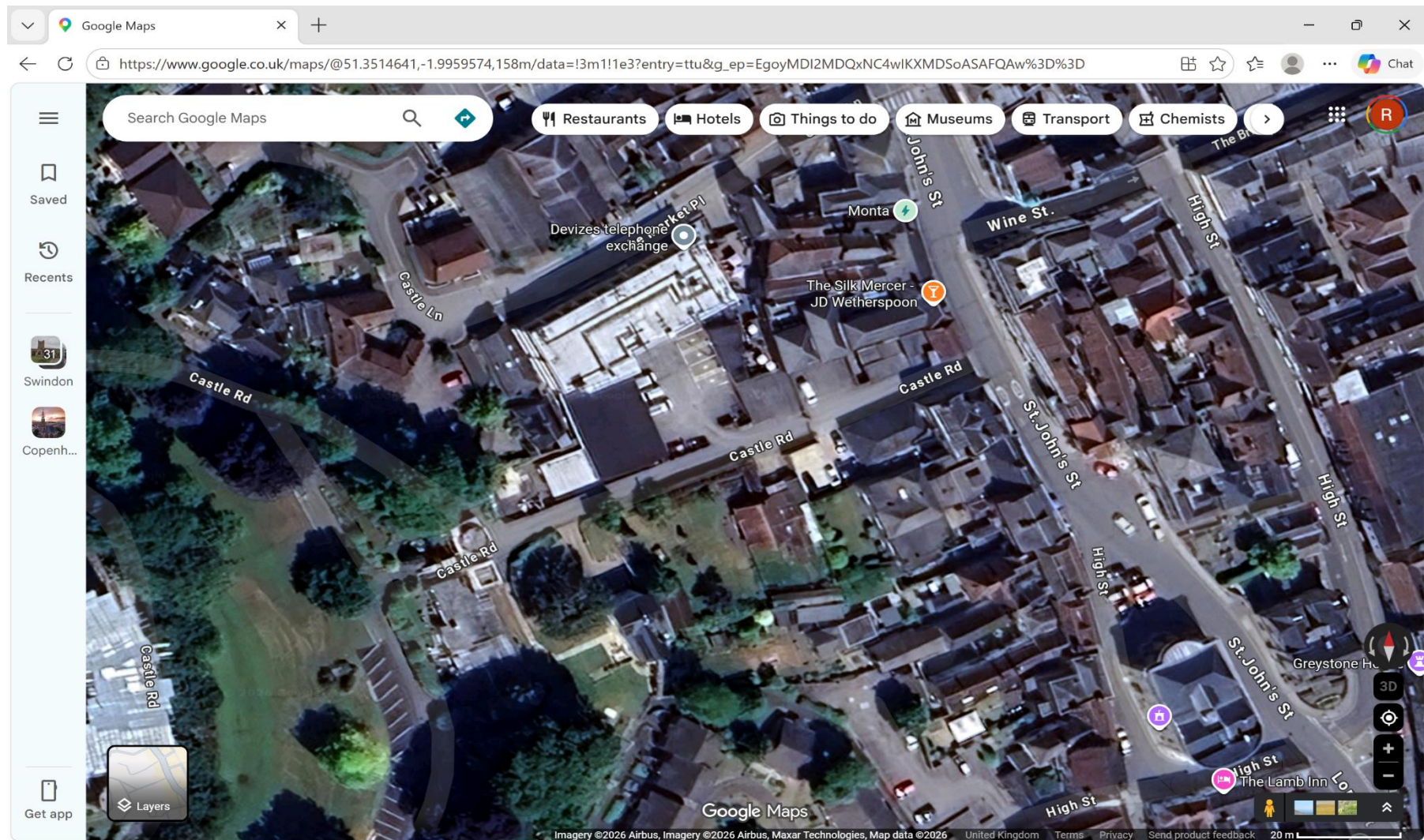
Google Steet view of the site from St Johns Street demonstrating it is not visible from a public viewpoint – Castle Road is a Private Road with no Public Right of Access



Google
Streetview of the
Telephone
Exchange (1),



Google
Streetview of the
Telephone
Exchange (2),
including
adjacent
property with
modern cladding
to exterior



Google maps aerial view of the site and surrounding buildings, with the site at the centre, and the multitude of varying roofscapes and built forms of the adjacent buildings discernible

Appendix B – Highlighted Block Plan

All highlighted yellow buildings have rooflines that vary and include flat roof elements as well as modern extensions in various built forms.

