



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/01595
Decision Date: 01/05/2026

Applicant:	Mr Jeremy T VIEWLANDS, 65 BRINKWORTH ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 8DT
Particulars of Development:	Proposed detached garage
At:	65 Brinkworth Road, Royal Wootton Bassett, Swindon, SN4 8DT

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 garage, by reasons of its size and scale, its contrived and top-heavy roof design adorned with incongruous and bulky dormers, would fail to deliver a high standard of design, to the detriment of the character and appearance of the surrounding area. It fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide SPD (March 2024) and the Royal Wootton Bassett Design Guidance and Codes (April 2023) and is contrary to Policy 7 of the Royal Wootton Bassett Neighbourhood Plan (April 2018) Core Policy 57 of the Wiltshire Core Strategy (January 2015) and paragraphs 131, 135 and 139 of the National Planning Policy Framework (December 2024).

Refusal Reason

- 2 Planning permission cannot be granted because the submitted plans and drawings contain inconsistencies in their indicated scales. In particular, the elevations and floor plans are both indicated at scale 1:50 but, and measured at that scale, it would not be possible for the development to be implemented in accordance with the plans, or for the plans to form a benchmark against which the Local Planning Authority can enforce adherence to them. Consequently, the Local Planning Authority cannot ensure that relevant planning conditions refer to clear and accurate plans and drawings in the interest of proper planning, contrary to paragraph 140 of the National Planning Policy Framework (December 2024).

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