

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/02286
Decision Date: 10/06/2026

Applicant:	Joanna Clayton Primrose Cottage , Lower Kingsdown Road, Kingsdown, Corsham, SN13 8AZ
Particulars of Development:	Erection of an outbuilding (home office/garden room) with solar panels on the roof
At:	Primrose Cottage, Lower Kingsdown Road, Kingsdown, Corsham, SN13 8AZ

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 proposal would, by reason of its size, siting and cumulative impact when taken with previous extensions, result in a disproportionate addition over and above the size of the original building. The development therefore constitutes inappropriate development within the Green Belt. In accordance with the National Planning Policy Framework, such development is, by definition, harmful to the Green Belt. The proposal would also result in additional harm to the openness of the Green Belt through the introduction of further built form into an otherwise undeveloped part of the site. No very special circumstances have been demonstrated that would clearly outweigh the harm identified.

Informative

The plans and documents the subject of this decision are:

- Planning statement received 8th April 2026
- Existing Site Plan, Section and Location Plan, and Proposed Elevations, Floor Plan, Section, Roof and Site Plan – drawing numbered 130-01 A received 8th April 2026

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