



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/02275
Decision Date: 16/06/2026

Applicant:	Mr and Mrs Whitcombe Turnpike Cottage The Street, Charlton, Wiltshire, SN16 9DL
Particulars of Development:	Two-storey rear extension
At:	Turnpike Cottage, The Street, Charlton, Malmesbury, SN16 9DL

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):

- 1** The proposed extension, by reasons of its massing, scale, form, siting, design and materials represents an unacceptable design that would appear an overly dominant, unsympathetic and incongruous addition to the dwellinghouse (Turnpike Cottage) and the surrounding street scene. It would thereby cause unacceptable harm to its significance as a non-designated heritage asset and the character and appearance of the Charlton Conservation Area in which it is located. Consequently, it fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide and is contrary to Core Policy 57 and 58 of the Wiltshire Core Strategy (January 2015) and paragraphs 131, 135, 139, 210, 212, 213, 215, 216 and 219 of the National Planning Policy Framework (December 2024).
- 2** The proposed extension would directly overlook the outdoor amenity areas of the neighbouring dwellinghouse, known as Rushes 2 Suffolk Close, Charlton, Malmesbury, SN16 9EA, causing unacceptable harm to the privacy and living conditions that are afforded to its occupants. Consequently, it fails to satisfy the expectations of Appendix D of the Wiltshire Design Guide SPD (March 2024) and is contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (January 2015) and paragraphs 131, 135 and 139 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 \(www.gov.uk\)](https://www.gov.uk/appeal-a-householder-planning-decision/overview)).