



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/02468
Decision Date: 24/06/2026

Applicant:	Mr Sean Francis Williams 350 Snarlton Lane, Melksham, GB, SN127QP
Particulars of Development:	Change of use of the annex to let
At:	Annexe, 350 Snarlton Lane, Melksham, SN12 7QP

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

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 the limited internal floorspace and the absence of clearly defined private amenity space, would fail to provide an adequate standard of living conditions for future occupiers. The submitted plans do not demonstrate that the unit would function satisfactorily as an independent dwelling, instead reflecting a form of accommodation more suited to ancillary residential use.

As such, the proposal is contrary to Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework, which require development to secure a high standard of amenity for future occupants

Refusal Reason

- 2 The submitted plans fail to clearly define the curtilage of the proposed dwelling, with the application site encompassing the wider residential curtilage of the host property and no distinction made between land serving the main dwelling and the annex. As a result, it has not been demonstrated that a satisfactory and self-

contained planning unit would be created, or that the development would function effectively as an independent dwelling.

In the absence of clear and reliable information, the proposal fails to demonstrate compliance with Core Policy 57 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Refusal Reason

- 3** The proposal fails to demonstrate that adequate parking provision would be retained to serve both the existing dwelling and the proposed unit, with no clear allocation of spaces shown on the submitted plans in accordance with the Council's adopted standards.

As such, it has not been demonstrated that the development would function satisfactorily in terms of parking provision or avoid conflict between occupiers or the potential for overspill parking. The proposal is therefore contrary to Core Policies 61 and 64 of the Wiltshire Core Strategy and the National Planning Policy Framework.

Informative

This decision is based on consideration of the following plans and documents:

- Application form received 16 April 2026
- Location and Proposed Block Plan 1958/01 received 28 April 2026
- Proposal Details (Roof Space Plan and Section) 1958/06A received 28 April 2026
- Existing Ground Floor Plan (no plan number) received 29 April 2026
- Proposal Details (elevations) 1958/07A received 28 April 2026

For the avoidance of doubt, drawings submitted in Word document format during the course of the application have not been accepted as formal planning drawings and have not been relied upon in the determination of this application.

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, they 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 six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).