



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/03729
Decision Date: 04/08/2026

Applicant:	Mr & Mrs Dunster 20 Paddock Close, Winterbourne Dauntsey, Wiltshire, SP4 6EL
Particulars of Development:	Raise existing ridge line, extension into the 1st floor, 5No. Dormer Windows
At:	20 Paddock Close, Winterbourne, Dauntsey, Salisbury, SP4 6EL

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

- The proposed development, by reason of the increase in ridge height, creation of first-floor accommodation and introduction of five prominent dormer windows, would fundamentally alter the scale, massing, proportions and roof form of the host dwelling. The resulting development would appear overly dominant, top-heavy and visually incongruous within the established bungalow character of the southern part of Paddock Close, failing to respond positively to local character or respect the prevailing pattern of development. The proposal would consequently result in significant harm to the character and appearance of both the host dwelling and the surrounding street scene.

Furthermore, the increased height and massing of the dwelling, together with the introduction of first-floor accommodation and dormer windows, would create unacceptable opportunities for overlooking and a harmful perception of overlooking of neighbouring residential properties. The development would also appear unduly dominant and unneighbourly when viewed from adjoining properties, materially eroding the privacy and residential amenity currently enjoyed by neighbouring occupiers.

The proposal is therefore contrary to Core Policy 57 (i, iii, v, vi and vii) of the Wiltshire Core Strategy, the Wiltshire Design Guide, Creating Places Design Guide, Wiltshire Design Guide, the National Design Guide, and paragraphs 135 and 139 of the National Planning Policy Framework.

Informative

- 1 For the avoidance of doubt, the plans and supporting documents considered in this refusal, all received 12/06/2026 are as follows:

Application Form

Location Plan Drg no DAK/PC/01

Proposed Block Plan Drg no DAK/PC/02

Existing Floor Plan Drg no DAK/PC/03

Existing Elevations Drg no DAK/PC/04

Proposed Floor Plans Drg no DAK/PC/05

Proposed Elevations Drg no DAK/PC/06

Proposed Section Through Drg no DAK/PC/07

Existing Roof Plan Drg no DAK/PC/08

Proposed Roof Plan Drg no DAK/PC/09

Níc Thomas - Director of Planning, Economy and Climate

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