

Appeal 6012639

Appeal details

Appeal type	Householder
Appeal procedure	Written Part 1
Appeal site	Turnpike Cottage, The Street, Charlton, SN16 9DL
Agent contact details	Phil Rand randplanning@gmail.com
Application number	PL/2026/02275

Before you start

Which local planning authority (LPA) do you want to appeal against?	Wiltshire
What is your appeal about?	Householder planning
What date did you submit your application?	17 Apr 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	16 Jun 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	Mr and Mrs Whitcombe
Contact details	Phil Rand Rand Planning Consultancy Ltd
Phone number	
Site address	Turnpike Cottage The Street Charlton SN16 9DL

What is the area of the appeal site?	234 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	No
Site health and safety issues	No
Application reference	PL/2026/02275
Enter the description of development	Two storey rear extension
Did the local planning authority change the description of development?	No
Why are you appealing?	This appeal relates to the refusal of planning permission for a two-storey rear extension. The Local Planning Authority refused permission on grounds of design, and impact on the Charlton Conservation Area and the non-designated heritage asset. The appellants respectfully disagree. The proposed extension is confined to the rear of the dwelling, leaving the principal roadside elevation and its contribution to the Conservation Area unchanged. The scale, design and materials are sympathetic to the existing cottage and surrounding character, and any heritage impact would be less than substantial and outweighed by the public benefits of securing the long-term use of the property and improving living accommodation. The Council has placed undue emphasis on the increase in footprint rather than the actual visual impact of the development. The proposal accords with the National Planning Policy Framework and Wiltshire Core Strategy Policies 57, 58 and 61, preserving the character and appearance of the Conservation Area while providing a proportionate and sustainable extension to an existing dwelling. A full Appeal Statement accompanies this appeal and addresses each refusal reason in detail. The Inspector is respectfully requested to allow the appeal and grant planning permission.
Significant changes since application	No
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	Application Form (7).pdf (/published-document/961978f4-6e7e-49a0-ae9d-a5c7a77b3726)
Decision letter	Decision Notice (42).pdf (/published-document/ce41ac9f-4258-45e6-a167-ffe0af168e3b)