

Appeal 6012639

Appeal questionnaire

Submitted on 7 September 2026.

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

Constraints, designations and other issues

Is a householder appeal the correct type of appeal?	Yes
Affects a listed building	No
Conservation area	Yes
Conservation area map and guidance	Charlton CA map.pdf (/document/4c626501-8230-49ae-9bb6-0ecad8fa7baf)
Green belt	Yes

Notifying relevant parties

List of neighbours' addresses that you notified about the application	List of Consultees & Neighbours.pdf (/document/4f32497e-38f2-4d95-a9d1-cec62afa51f2)
Type of notification	A site notice Letters or emails to interested parties
Uploaded site notice	Site Notice.pdf (/document/0000c871-2725-453b-88ad-0917e924a93f)
Letter sent to neighbours	Neighbour Consultation letters.pdf (/document/d158d389-2315-461b-8946-07031a9df8fc)

Upload the appeal notification letter and the list of people that you notified

[Distribution List.pdf \(/document/4ca8a0d3-0d07-4fd5-b4fb-09110c0fe412\)](#)
[Appeal - Notification of Appeal.pdf \(/document/9834570e-8caa-41ac-8cda-ec362c5b19d2\)](#)

Consultation responses and representations

Representations from other parties

Yes

Upload representations from other parties

[Consultees.pdf \(/document/48fbe66b-6c57-4be9-b12b-37def686b692\)](#)
[Representations.pdf \(/document/3cdae402-fc01-446a-ab11-82439658f14e\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Delegated Report.pdf \(/document/d39a9e02-5750-4049-b85e-94036fbd87ec\)](#)

Upload the plans, drawings and list of plans

[PLANNI~1.PDF \(/document/706ffbe6-fb72-4645-8f5e-302da358d51b\)](#)
[Application Form.pdf \(/document/42428010-6c7b-4a14-b728-40cef54be287\)](#)
[List of Plans.pdf \(/document/010b6028-62fc-4650-906b-875a1f4fff90\)](#)
[Proposed Floor Plans.pdf \(/document/8e03167e-732c-4594-9107-92b64f6f42db\)](#)
[LOCATI~1.PDF \(/document/e3c3f1e4-cd3b-4013-8514-a35864e35075\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[WILTSH~1.PDF \(/document/2c70b242-d207-4117-b8ec-34e5a03e5554\)](#)
[WILTSH~2.PDF \(/document/f82e9c45-03b2-4795-bd16-76119324214d\)](#)
[North Wiltshire Local Plan 2011.pdf \(/document/40e349c9-3159-4b29-b5d2-88a868defbb3\)](#)
[WILTSH~4.PDF \(/document/53b72691-4df3-4e9e-a920-d631af742261\)](#)
[WILTSH~3.PDF \(/document/4ce96940-054c-41b6-817b-df611ed5452a\)](#)

Emerging plans

No

Supplementary planning documents

Yes

Upload supplementary planning documents

[National Design Guide \(NDG\).pdf \(/document/6f003f3f-ece3-47eb-bcb2-2305e0d9dd7a\)](#)

Site access

Access for inspection	Yes To view the proposal in its context
Will the inspector need to enter a neighbour's land or property?	Yes Please see refusal reason 2
Neighbour	RUSHES 2 SUFFOLK CLOSE, CHARLTON, MALMESBURY, SN16 9EA
Potential safety risks	No

Appeal process

Appeals near the site	No
Extra conditions	Yes If the Inspector is minded to allow the appeal please could we request that they impose the following conditions: • No development shall commence on site until details of the following have been submitted to and approved in writing by the Local Planning Authority: (i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, cills and lintels; (ii) Full details of proposed rooflights, which shall be set in plane with the roof covering; (iii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air; (iv) Large scale details of proposed eaves, verges and rainwater goods (1:5 section); and (v) Full details and samples of external materials. The development shall be carried out in accordance with the approved details. REASON: The application contained insufficient information to enable this matter to be

considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in any elevation or roof slope of the development hereby permitted.

REASON: In the interests of residential amenity and privacy and the character and appearance of the conservation area.

- The rooflight in the east elevation roof slope of the development hereby permitted shall be glazed with obscure glass only to an obscurity level of no less than level 3 and permanently fixed shut and shall be maintained as such for the life of the development.

REASON: In the interests of residential amenity and privacy.

Have there been any significant changes that would affect the application?

National policy change

The application as determined under the NPPF 2024, and on 17 August 2026 the Government published a new NPPF 2026. The following provisions of the NPPF are relevant:

Refusal reason 1:

Paragraphs 131, 135, 139 of the NPPF 2024 have broadly been carried over into DP3 and 4 of the NPPF 2026. DP3(3) is similar to paragraph 139, directing refusal where developments do not comply with development plan design policies and guidance without clear justification. These changes to the design policy context do not undermine the Council's position.

Paragraphs 210, 212, 213, 215, 216 and 219 of the NPPF 2024 have broadly been carried over into HE4, HE5, HE6, HE7 and HE9 of the NPPF 2026.

In respect of the Charlton Conservation Area (designated heritage asset) the term "less than substantial harm" is no longer used by the NPPF 2026, however HE5(2)(c) still requires the

decision-maker to identify the degree of harm to significance. The Council's position is that the harm would now be described as "low" but this does not have the effect of reducing the weight attributed to it, particularly in context of its duty under S72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

In respect of the non-designated heritage asset, HE7 still requires decision-makers to exercise a balanced judgement by weighing the benefits of the development against the scale of harm to its significance. The Council's position is that the harm can still be described as sitting on the "lower side of a medium impact" and that it would not be outweighed by the benefits of the scheme.

The publication of the NPPF 2026 does not materially alter the Council's design or heritage assessment nor reduce the weight that it attaches to the identified harm. Refusal reason 1 therefore stands.

Refusal reason 2:

Paragraphs 131, 135, 139 of the NPPF 2024 have broadly been carried over into DP3 and 4 and P3 of the NPPF 2026. However, DP3 and 4 provide less direct guidance on assessments of amenity/living conditions compared with para 135 (f).

DP3(2)(a) established liveability as an important design principle in order to support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development. P3 has some relevance in relation to consideration of living conditions, but it primarily functions to ensure safeguarding against air, noise and light pollution, among other things.

In any case, the Council does not consider that the publication of the NPPF 2026 waters down the protections afforded to residential amenity/living conditions of adjoining premises.

DP3(3) directs refusal where, without clear justification, development proposals do not comply with local design policies and guidance, which in this case includes documents that require

considerations to privacy, overlooking, etc.

The NPPF 2026 does not materially alter the Council's assessment of impacts on living conditions nor reduce the weight that it attaches to the identified harm. Refusal reason 2 therefore stands.

Did the applicant submit a design and access statement with the application?	No
What documents and plans did you use to make your decision?	Location Plan, Existing and Proposed Elevations, Block Plans and Existing Floor Plans Proposed Floor Plans Planning, Heritage and Design Statement