

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/04683
Decision Date: 25/09/2026

Applicant:	Daniel Bailey 1 Astute Place, Corsham, Wiltshire, SN13 0EP
Particulars of Development:	Loft conversion with rear flat roof dormer and two decorative front dormers
At:	1 Astute Place, Corsham, SN13 0EP

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 By reason of its scale, form, design, proportions and materials the proposed development is of an unambiguously poor quality and would not respond to their context nor assist with creating a visually attractive development or strong sense of place and pride. For these reasons, the development will conflict with policy CP57 to the Wiltshire Core Strategy, policy HE1 to the Corsham Neighbourhood Plan, the Wiltshire and Corsham design guides, as well as policy DP3 to the National Planning Policy Framework, especially subsections 1., 2.g and 3.

Refusal Reason

- 2 As a result of their relationship with the immediately adjoining neighbour, the proposed rear facing box dormer window is a poor form of development which will result in an unacceptable impact upon the amenity, living conditions and privacy of the residential occupiers of No.2 Duke Close. Such a situation would be contrary to the requirements of policy CP57(vii) to the Wiltshire Core Strategy, the guidance contained within Appendix D of the Wiltshire Design Guide SPD, as well as Policy P3 of the National Planning Policy Framework.

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