



REFUSAL OF PLANNING PERMISSION

Application Number: S/21/0129/PEKO **Parish:** West Swindon
Ward: Mannington And Western
Proposal: Erection of a single storey rear extension without compliance with condition 3 (Drawings) from previous permission S/HOU/19/0494.
Site Address: 99 Beaulieu Close, Toothill Swindon SN5 8AJ

Agent: Miss Saiqa Noreen
SN Consultants
43 Chatsworth Road
Fishponds
Bristol
BS16 3QP

Applicant: Mr Ghuman
99 Beaulieu Close
Toothill
Swindon
SN5 8AJ

Reasons for Refusal

1. The proposed development by virtue of its siting in a very prominent location, its scale and combination with the previously approved extension it adjoins has a dominant and overbearing impact upon the character of the area to the detriment of the streetscene, including making the adjacent footpath a less attractive and safe route. The development is contrary to Policy DE1 of the adopted Swindon Borough Local Plan, the adopted Residential Extensions and Alterations SPD and the NPPF.

Informatives

1. Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.

**Authorised by Richard Bell,
Director of Strategic Development**

Richard Bell

**Decision Dated:
6th July 2021**

Town and Country Planning Act 1990

Refusal of Permission for Development

The Local Planning Authority HEREBY REFUSE TO GRANT PLANNING PERMISSION for the development proposed in the application for the reasons set out in the schedule (see overleaf).

“The Local Planning Authority”, and “the application” referred to above, are those described in the schedule overleaf.

Notes

If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within **6 months** of the date of the decision. Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

If the permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonable/beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that his interest in the land be purchased in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.