Wiltshire Council

# The Town and Country Planning Act 1990

## Refusal of Full Planning Permission

## Application Reference Number: PL/2023/04958

## Decision Date: 15 August 2023

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| **Applicant:** | Mr Niko Elezi<br>81 The Flat Wilton Road, Salisbury, Wiltshire, United Kingdom, SP2 7ER |
| **Particulars of Development:** | Retrospective conversion of existing basement to 1 bedroom flat |
| **At:** | The Flat, 81 Wilton Road, Salisbury, Wilts, SP2 7ER |

**In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.**

**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(s):** (2)

1 The proposal will fail to ensure that the occupants of the flat have a high standard of amenity due to the unit being mainly below ground with no natural light to the main habitable rooms, contrary to Policy CP57 of the Wiltshire Core Strategy, the guidance contained within the , The Town and Country Planning (General Permitted Development) (England) Order 2015 , as amended, with regard to the provision of natural light to buildings to be converted to dwellings, and the requirements of paragraph 130f of the NPPF.

2 The parking space as proposed is located on the public footway and is likely to result in excessive manoeuvring on the highway, close to an existing junction with consequent risk of additional hazard and inconvenience to all users of the road to the detriment of highway safety.

*Parvis Khansari* - **Corporate Director, Place**

**NOTES**

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, they 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 six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - Appeal a planning decision: Overview - GOV.UK (www.gov.uk)).