Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/05160

Decision Date: 21 August 2023

Applicant:	Mr B Shawani 14 Hulbert Close, Trowbridge, BA147LF
Particulars of Development:	Retention of shop canopy and shutters, including proposed artwork on shutters (updated submission following PL/2022/07086)
At:	1A, Wicker Hill, Trowbridge, Wilts, BA14 8JS

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):

1 By virtue of its size, design, and use of materials on a prominent front elevation within the Trowbridge conservation area, the unauthorised canopy and shutters have an incongruous appearance that negatively impacts the character and appearance of the conservation area and the setting of nearby listed buildings. With respect to the NPPF, the harm is not judged to be outweighed by any public benefits.

The application is not in accordance with sections 2 - Achieving sustainable development (paragraph 8), 12 - Achieving well-designed places (paragraphs 126, 130 and 134) and 16 - Conserving and enhancing the historic environment (paragraphs 189, 190, 194, 195, 197, 199, 200, 202 and 206) of the National Planning Policy Framework, Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and Core Policies 57 and 58 of the Wiltshire Core Strategy.

Informatives:

The decision on this application was made against the following plans:

2340/500 (Existing and proposed elevations) dated May 2023
2340/501 (Existing site location and block plan (as built)) dated May 2023

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)).