Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2022/09773

Decision Date: 21 August 2023

Applicant:	Mr Will McMyn 8 Rockwell Cottage Sutton Lane, Sutton Benger, Wiltshire, SN15 4RU
Particulars of Development:	Erection of 2 No. dwellings with detached garages and associated ancillary development
At:	Land adj Rockwell Cottage, 8 Sutton Lane, Sutton Benger, SN15 4RU

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)

1 Core Policies 1 and 10 of the Wiltshire Core Strategy set the Local Plan's spatial strategy by identifying the locations where sustainable development will be directed towards. Core Policy 2 then says that development will not be permitted outside of the limits of development, as defined on the policies map, unless in accordance with one of the circumstances set out in paragraph 4.25 of the Core Strategy. The proposed development does not accord with any of the circumstances in paragraph 4.25, and nor does it accord with saved Policy H4 of the North Wiltshire Local Plan, which also strictly limits the types of new housing permissible in the open countryside. The proposed development of two open market homes is therefore not acceptable in principle, as it fundamentally conflicts with the spatial strategy of the Development Plan. The unsustainability of the location also places the proposal in conflict with Core Policies 60 and 61, which aim to secure development that reduces the need to travel by car. The harm arising from the identified conflicts is not significantly and demonstrably outweighed by any benefits in accordance with paragraph 11 of the NPPF.

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)).