Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/05294

Decision Date: 23 August 2023

Applicant:	Mr and Mrs Montgomery c/o Agent
Particulars of Development:	Proposed rear extension, dormer windows and conversion of existing garage
At:	50 CHURCH STREET, AMESBURY, SALISBURY, SP4 7EU

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 proposed development by reason of its positioning to the rear of the existing dwelling will create additional living space closer to two extremely large and exceptional quality Plane trees located within a conservation area and subject to a tree preservation order, would, it is considered both encroach on the root protection area and the canopy consequently leading to long-term damage of the Plane trees and additional future pressure to significantly prune the trees to alleviate safety concerns for future occupiers of the property. Furthermore, the loss of the parking space within the integral garage puts pressure on the site to provide a third off road parking space closer to the Plane trees which will negatively impact the root protection areas contrary to guidance in section 7.4.2.3 of BS5837:2012. The harm to the Plane trees would in turn significantly alter and harm the character of the site and wider conservation area contrary to core policies 57 and 58 of the Wiltshire Core Strategy, and the NPPF (para 131).

2 Wiltshire Council parking standards requires three off road parking spaces to be provided for a four bed dwelling, through the conversion of the integral garage only two off road parking spaces have been provided thus inadequate off street parking is provided resulting in the loss of on-site vehicle parking facilities and would, therefore, encourage parking on the highway with consequent risk of additional hazards to all users of the road contrary to policies CP57 and CP61 of the Wiltshire Core Strategy.

Parvis Khansari - **Corporate Director, Place**

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)).