Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/05635

Decision Date: 11 September 2023

Applicant:	Chris Hale & Jane Curtis 178 High Street, Royal Wootton Bassett, Swindon, United Kingdom, SN4 7BZ
Particulars of Development:	Proposed new driveway entrance with associated landscape alterations
At:	178 & 179 High Street, Royal Wootton Bassett. SN4 7BZ

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): (3)

1 By virtue of the proposed size and scale of the proposal, the development would fail to respond to the character and appearance of the locality and the Conservation Area and presents an overlarge development tantamount to the size of a highway. The proposal would subsequently fail to preserve or enhance the appearance of the Royal Wootton Bassett Conservation Area. Accordingly, the proposal would conflict with the provisions of Core Policy 57(i, ii, iii and iv) and 58 of the Wiltshire Core Strategy (January 2015); Policy 7 of the Royal Wootton Bassett Neighbourhood Plan (April 2018); Policy NE14 of the North Wiltshire Local Plan (June 2006); and Paragraphs 130 (a, b, c, d and e) and 202 of the National Planning Policy Framework (September 2023).

2 By way of the removal of a non-designated heritage asset through the removal of the chapel wall without any clear or convincing justification. The proposal would fail to demonstrate any evident public benefits. Therefore, the proposal would be contrary

to Core Policies 57(i and iv) and 58 of the Wiltshire Core Strategy (January 2015); and Paragraphs 130 (c), 194, 197, 199, 202, 206 and 207 of the National Planning Policy Framework (September 2023).

3 The proposals are not supported by adequate information to demonstrate that vehicles would have an un-obstructed view when exiting the site as well as failing to show that vehicles would be able to turn on the site to exit in a forward gear. Therefore, the proposal would be detrimental to highway safety and contrary to Core Policy 62 of the Wiltshire Core Strategy (January 2015); Policy 12 of the Royal Wootton Bassett Neighbourhood Plan (April 2018); and Paragraph 111 of the National Planning Policy Framework (September 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)).