Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/06709

Decision Date: 23 October 2023

Applicant:	Teal c/o Agent
Particulars of Development:	Erection of 2 dwellings (Use Class C3) and associated works
At:	Land to rear of 42 Kitchener Road, Amesbury, Salisbury, SP4 7AD

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 The proposed development is not considered to have overcome the previous concerns of the Planning Inspector regards application PL/2021/09272. Due to its close proximity to the shared boundary, the proposal would have a significant harmful impact on the amenity of No 46 Kitchener Road, by creating a dominant and obtrusive development which would result in an undue sense of enclosure. Together with the restricted parking and turning arrangement, the development is considered to be contrary to Core policy 57 which requires amongst other things that the development is of a high standard of design including having regard to the impact on existing/neighbouring occupants. The development is also contrary to the NPPF in particular para 130 which requires development to create places that promote health and wellbeing with a high standard of amenity for existing and future occupiers.

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)).