Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/09160

Decision Date: 04 December 2023

Applicant:	A.COOKSEY & SONS LTD 6a, Frome Road, Southwick, Wiltshire, United Kingdom, BA149QD
Particulars of Development:	Proposed detached single garage
At:	6A Frome Road, Southwick, Trowbridge, BA14 9QD

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 application site constitutes a non-designated heritage asset, with group value associated with 6 Frome Road. These two buildings are set back from the public highway and have historically had open frontages, making for a positive feature at the northeastern edge of the village. Neighbouring properties at Concord Close are similarly set back from the highway, resulting in a positive, low-density characteristic towards the settlement edge. Upon entering the village in a southwesterly direction, the proposed garage would appear incongruous in the street scene, interrupting the sense of openness that currently characterises this side of the highway and the existing soft transition between the countryside and the settlement. The garage's scale and siting adjacent to the front boundary wall would make it appear highly conspicuous and uncharacteristic for the location, leading to harm to visual amenity and to the open setting of the non-designated heritage assets. The proposal is therefore in conflict with Wiltshire Core Strategy Core Policies 57 (general principles, as well as i, iii, iv and vi) and 58; and paragraphs 130 (a, b and c), 134 and 203 of the NPPF.

2 The garage outbuilding would be sited in close proximity to a tree on third-party land. No analysis of the relationship has been supplied by the applicant, which makes it impossible for the Council to assess the impacts on this tree. The proposal is therefore in conflict with Wiltshire Core Strategy Core Policy 57 (part ii); and paragraph 131 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, 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)).