Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/08462

Decision Date: 04 December 2023

Applicant:	Mr Schwenk The Long Barn, Lower Stanton St Quintin, SN14 6DB
Particulars of Development:	Subdivision of existing dwelling to 4no. separate dwellinghouses with associated works to provide associated curtilages and parking. Erection of Car Port.
At:	The Long Barn, Lower Stanton St Quintin, Chippenham, SN14 6DB

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): (5)

1 Insufficient information has been provided to demonstrate that the impacts in terms of highway safety, and appropriate access and manoeuvring of servicing vehicles, can be satisfactorily addressed. As such the application conflicts with Core Policies 61 and 62 (WCS).

2 The conversion of the existing dwelling into 4no. separate dwellings will lead to an unacceptable level of intensification which would not be appropriate in terms of local context and the predominant character and form of development within the vicinity, and as such would conflict with Core Policy 57 (WCS).

3 The over-intensification of use of the building results in dwellings for which appropriate levels of amenity and internal living environments cannot be achieved and as such the application conflicts with Core Policy 57 (WCS) and Section 12 of the NPPF.

4 The conversion of the existing building would result in 3no. additional dwellings which would not meet the specific aims and objectives of Core Policy 41, Core Policy 57(v) (WCS) and Section 14 of the NPPF in terms of being suitably sustainable in their layout, orientation and energy generation and would not result in a form of design and development which is sustainable in terms of the declared climate emergency.

5 Insufficient information has been submitted with the application to demonstrate acceptability of the proposed additional openings to this non-designated heritage asset, as well as any impact arising to the settings of the designated and non-designated heritage assets through the sub-division of the building into separate dwellings and curtilages, resulting in conflict with Core Policy 58 (WCS) and Section 16 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)).