Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Outline Planning Permission (All Matters Reserved)

Application Reference Number: PL/2023/08867

Decision Date: 06 December 2023

Applicant:	Mrs Pressley 2 Sundown Cottages Cheverell Road, Worton, Wiltshire, SN10 5UL
Particulars of Development:	Outline application for the erection of a single dwelling house on land adjacent to 2 Sundown Cottages with all matters reserved.
At:	LAND ADJACENT TO 2 SUNDOWN COTTAGES, CHEVERELL ROAD, WORTON, DEVIZES, SN10 5UL

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 The proposed development by reasons of the location and scale would result in the creation of one open-market dwelling, that would not meet any identified local need and would be located in an area that cannot provide reasonable access to essential services and facilities. The proposal conflicts with the development strategy for the area as set out within Core Policies 1, 2 and 12 of the adopted Wiltshire Core Strategy. It would also fail to accord with the planning policy advice of paragraphs 79 and 80 of the National Planning Policy Framework, which seek to locate rural housing where it would respond to local circumstances and reflect local needs unless exception policies apply.

2 The proposed development by reasons of the location, scale and design would fail to provide safe means of access to future users of the site and would give rise to harm

to highway safety in the vicinity of the site access contrary to the aims of Core Policy 61 and the planning policy advice of paragraphs 110 and 111 of the National Planning Policy Framework.

3 Insufficient information has been provided to enable the local planning authority to assess the impact of the development on the habitat value of the site (and protected species that may use/benefit from the habitat) and to demonstrate the a net gain to the biodiversity value can be achieved contrary to the aims of Core Policy 50 of the adopted Wiltshire Core Strategy and the planning policy advice of paragraph 180 of the National Planning Policy Framework.

Informatives: (1)

4 The application has been considered in line with paragraph 38 of the NPPF that:

Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

The application is not considered to provide any improvements to the economic, social or environmental conditions of the area. The applicant has been kept up-to-date with the assessment and has been given opportunities to provide additional information and responses to the case officer's correspondence.

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)).