Wiltshire Council

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2023/08819
Decision Date: 07 December 2023

Applicant:	Mr Jack Nethercott The Millworks,, Heath Mill Road, United Kingdom, WV5 8AP
Particulars of Development:	Erection of oak framed orangery to the rear
At:	Manor Farm House, Winsley, Bradford on Avon, BA15 2LN.

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 proposed conservatory by reason of its scale, form, siting, architectural proportions and elevational detail would mask the rear elevation of this Grade II listed building to the detriment of its character and appearance, consequently failing to protect, conserve or enhance it. The architectural proportions and materials would cause harm that would not be outweighed by any public benefit. As a result, the development would therefore conflict with Policy CP57 iv and Policy CP58 of the Wiltshire Core Strategy, Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and Chapter 16 of the NPPF.

2 The proposed conservatory by reason of its scale, form, siting, architectural proportions and elevational detail would fail to protect, conserve or enhance the character and appearance of the Winsley Conservation Area. The proposal would result in less than substantial harm to the character of the Conservation Area and this has not been demonstrated to be outweighed in the public interest. As such the proposal does not protect, conserve or enhance the historic environment and therefore would conflict with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as CP58 of the Wiltshire Core Strategy and paragraphs 197-202 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)).