Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/09222

Decision Date: 07 December 2023

Applicant:	Mr Hitchings Gurston Farm, Gurston Lane, Broad Chalke, Wiltshire, SP5 5HR
Particulars of Development:	Change of use of an agricultural barn to form a single C3 dwelling with holiday use restriction (resubmission of PL/2023/01566)
At:	Gurston Farm, Gurston Lane, Broad Chalke, Salisbury, SP5 5HR

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 application is accompanied by a Visual Inspection Structural Survey. However, the Local Planning Authority is not convinced that the building subject of this application is capable of conversion without significant new build/modification. The existing building is of poor visual quality and the proposed scheme is also considered to be of a similarly utilitarian appearance that would be tantamount to a new C3 class dwelling which would result in urbanising of the immediate area. On the basis of the information and details submitted, the building is not considered to being capable of conversion for habitable occupation without substantial fresh or re-building, that would include but not be limited to, new infill walling on the northern elevation of the existing building. Furthermore, the remoteness of the site in an isolated countryside location with degree of inaccessibility to local services and facilities would fail to achieve a sustainable form of development. Consequently, the location of the building and the retention and reuse for residential use, together with any curtilage/residential paraphernalia would be an inappropriate form of unsustainable development detrimental to the special character and appearance of the landscape of the AONB. Subsequently, the proposal is considered to contrary to the aims of Core Policies CP39, CP48, CP51 and CP57 of the Wiltshire Core Strategy and the aims 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)).