Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/08602

Decision Date: 11 December 2023

Applicant:	Mr David Gingell Lower Zeals Farm, Manor Farm Road, Zeals, BA12 6LG
Particulars of Development:	Extension & alterations to previously approved barn conversion (21/00294/FUL)
At:	LOWER ZEALS FARM, ZEALS, WARMINSTER, BA12 6LG

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 proposed dwelling, by virtue of its increased bulk, mass and height compared to the extant planning permission for residential development to convert and extend the existing simple stone barn on the site, would result in a larger dwelling with a greater impact on the open nature of the landscape in the area, to the detriment of the character of the area. The design of the dwelling does not follow the simple, low level design of the existing building on the site, and would be at odds to scale of the agricultural building it is purporting to replace, to the detriment of the character of the area. The development would therefore be contrary to the provisions of policies CP 51 and CP 57 of the Wiltshire Core Strategy and Saved Policies C6 and H30 of the Salisbury District Local Plan, 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)).