Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/08724

Decision Date: 20 December 2023

Applicant:	Mrs ALISON WHALLEY Bridge House , Salisbury Road, Coombe Bissett, Salisbury, Wiltshire, United Kingdom, SN8 2BL
Particulars of Development:	Conversion and extension of outbuilding to create two/three bedroom holiday let.
At:	BRIDGE HOUSE, SALISBURY ROAD, COOMBE BISSETT, SALISBURY, SP5 4LE

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 extension and alteration of the simple outbuilding would erode the character of the existing building and have an adverse impact on the setting of Bridge House due to the noticeable increase in its scale and massing, giving rise to an over-bearing and adverse impact of the setting of Bridge House. The building, as extended, would have the appearance of a detached dwelling rather than as an ancillary building to the main dwelling on the site. There would also be the loss of some of the attractive historic fabric of the building due to the demolition of the rear wall. As such, it is considered that the proposals are contrary to sections 66 and 72 of the Planning (LBCA) Act 1990 as well as Core Policy 58 of the Wiltshire Core Strategy (WCS), which seeks to ensure that designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance. The proposal is also contrary to the aims of Policy CP57 of the WCS, which requires a high quality of design in all new developments which will enhance local distinctiveness and which respond positively to the existing

landscape and townscape features of the site. The development would therefore give rise to ‘less than substantial harm’ to the Listed Building (Bridge House) and that this harm cannot be mitigated by any public benefits of the proposed development, contrary to the provisions of Section 16 of the NPPF.

2 The site lies within Flood Zone 3 as defined by the Environment Agency and the site is at risk of fluvial flooding from the River Ebble flowing through the southern half of the site. The applicants have failed to submit a Sequential Test, as required by paragraph 172 of the NPPF, as the proposal is not for a change of use of the building, but constitutes significant operational development. The proposal constitutes ‘more vulnerable’ development and is not considered appropriate within FZ3 under normal circumstances. It is therefore considered that the proposed development within an area of high flood risk is not acceptable due to the impacts on the potential occupiers of the accommodation in a time of flood.

3 The site is situated within the River Avon catchment area that is a European site. Advice from Natural England indicates that every permission that results in a net increase in foul water entering the catchment could result in increased nutrients entering this European site causing further deterioration to it. The application does not include detailed proposals to mitigate the impact of these increased nutrients and consequently, without such detailed proposals, the Council as a competent authority cannot conclude that there would be no adverse effect on the integrity of this European Site as a result of the development. The proposal would therefore conflict with Wiltshire Core Strategy policies CP50 (Biodiversity and Geodiversity) and CP69 (Protection of the River Avon SAC); and paragraphs 186 and 188 of the National Planning Policy Framework.

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)).