Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/06637

Decision Date: 04 January 2024

Applicant:	Phoebe and Theodora Pascoe Dove House The Street, Little Somerford, Wiltshire, SN15 5JW
Particulars of Development:	Construction of a hard surfaced tennis court and surround fencing with associated change of land use.
At:	DOVE HOUSE, LITTLE SOMERFORD, CHIPPENHAM, SN15 5JW

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): (2)

1 The proposed development, by reason of its incongruous domestication of agricultural land and failure to respond respond positively to existing townscape, would result in an unacceptable encroachment into the open countryside to the detriment of the rural character of the Little Somerford contrary to Core Policies CP1, CP2, CP48 and CP57 of the Core Strategy and the National Planning Policy Framework December 2023.

2 The proposed development, by its location further away from the host dwelling and other nearby buildings, and encroaching upon the open and rural part of the Little Somerford Conservation Area, would be harmful to the character and appearance of the Somerford Conservation Area. In addition, the proposal fails to demonstrate public benefits to outweigh such harm. The proposal therefore would be contrary to Core Policies CP57 and CP58 of the Core Strategy, Planning (Listed Building and

Conservation Areas) Regulation 1990 (as amended) and Section 16 of the National Planning Policy Framework December 2023.

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)).