Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/07380

Decision Date: 18 January 2024

Applicant:	Ms Kris Massey c/o Brimble Lea, Unit 3, Kingsmead Business Park, Shaftesbury Road, Gillingham, United Kingdom, SP8 5FB
Particulars of Development:	Retrospective Application for the Erection of new fencing
At:	The Coach House, 5c Ash Walk, Warminster, BA12 8PY

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 The unauthorised fencing which has been erected with its solid non-permeable character inhibits views of the Coach House from the conservation area and also disrupts the views between it and the principal building. It has eroded the historic interdependent relationship and introduced a domestic feature which officers judge is out of character with the site and harms the setting of the curtilage listed building. With respect to the NPPF, the harm is not judged to be outweighed by any public benefits.

The application is not in accordance with sections 2 - Achieving sustainable development (paragraph 8), 12 - Achieving well-designed places (paragraphs 131, 135, 139 and 140), and 16 - Conserving and enhancing the historic environment (paragraphs 195, 203, 205, 206, 208, 212 and 214) of the National Planning Policy Framework, the Planning (Listed Building and Conservation Areas) Act 1990 and Core Policies 57 and 58 of the Wiltshire Core Strategy.

Informatives:

The decision on this application was made against the following plans:

23068-1 (Existing Site Survey, Plans and Section - Fencing only) dated 20/07/2023
23068-2 (Location Plan) dated 04/08/2023

Parvis Khansari - **Corporate Director, Place**

NOTES

1. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to refuse permission, 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)).