Wiltshire Council

The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2023/09152
Decision Date: 07 February 2024

Applicant:	Mr & Mrs Giles Redman Bremhill House Farm, Bremhill, Calne, SN11 9HN
Particulars of Development:	Erection of new dwelling in lieu of Barn No 2 - Approved for residential conversion pursuant to Class Q Application Ref: PL/2022/01578
At:	Barn 2, Bremhill House Farm, Bremhill, Calne, SN11 9HN

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 development would fail to achieve a high standard of design. It would attempt to introduce a built hierarchy that is currently absent at the site and the architectural language of a converted rural building would be lost. The development would lead to the release of embodied carbon, coupled with the need to import new materials, which would be contrary to the sustainability aims of utilising the existing building stock. The proposal is therefore in conflict with Wiltshire Core Strategy Core Policies 51 (general aims and parts iii and vi) and 57 (general aims and parts i, iii and vi); Bremhill Neighbourhood Plan Policy 1; and paragraphs 135 (a-c), 139, 140 and 157 of the NPPF.

Informatives: (1)

This application is accompanied by a sister application ref. PL/2023/09156 relating to the

2 neighbouring barn 1. If granted, it is important for the applicant to recognise that the resulting outcome would not give them a full planning permission for barn 1 and a Class Q fallback for barns 1 and 2 to pick and choose from. This is because under paragraph W(12) of the PD regs, a developer is dutybound to build in full accordance with a Class Q approval. In this case, that Class Q encapsulates both buildings as one site. Therefore, any implementation of a full planning permission on barn 1 would make it impossible to complete the development permitted under Class Q on barn 2 because the developer would not be building in accordance with the Class Q approved plans. This would place it contrary to paragraph W(12) and open to enforcement action.

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)).