Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10771

Decision Date: 22 February 2024

Applicant:	Mr. M. Jonas, Clarendon House, Clarendon Park, Salisbury, SP5 3EP
Particulars of Development:	Conversion of agricultural storage area to one bed flat for Estate worker
At:	Pipers Loft, Clarendon Park, Salisbury, Wiltshire SP5 3ES

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 site lies in a remote, isolated location and the building was constructed for agricultural purposes under the prior notification procedure set out in The Town and Country Planning (General Permitted Development) (England) Order 2015. This application seeks retrospective consent for an estate worker's dwelling on the first floor. No evidence has been submitted to demonstrate that the accommodation is required to meet an essential agricultural or forestry need or other employment need essential to the countryside. The functional and financial evidence required to support the proposal has not been supplied. The development would therefore be contrary to Wiltshire Core Strategy Core Policy 2, Core Policy 48, CP60 and CP61 (which seek to ensure that development is located sustainably to reduce the use of the private car) and the revised NPPF 2023 paragraph 84.

2 The site is situated within the River Test catchment which drains into the Solent, a

maritime area protected by a number of European designations. 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 the European sites causing further deterioration to them. The application does not include detailed proposals to mitigate the impact of increased nutrients (generated by the overnight residential accommodation) and consequently, without such detailed proposals, the Council as a competent authority cannot conclude there would be no adverse effect on the integrity of the European sites as a result of the development. The proposal would therefore conflict with Wiltshire Core Strategy policies CP50 (Biodiversity and Geodiversity) and paragraphs 11(d), 181, 183 and 188 of the revised National Planning Policy Framework 2023.

Signed:

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)).