Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/11073

Decision Date: 4th March 2024

Applicant:	Mr M Gothard 4 Braemar Rise, Salisbury, Wiltshire, SP1 3QB
Particulars of Development:	Proposed 3 bed dwelling to rear of site, with new vehicular access and associated landscaping
At:	4 BRAEMAR RISE, SALISBURY, SP1 3QB

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 subdivision of the residential curtilage at No 4 Braemar Rise and the erection of a three bed detached dwelling is considered by reason of the scale, siting and design to create a cramped, contrived built form resulting in an overdevelopment of the site which is also at odds with the character of the area. The development proposals fail to provide a high quality beautiful design. The cramped nature of the site and relationship with neighbouring dwellings is considered to have adverse impacts on the amenity of future occupants of the proposed dwelling and neighbouring dwellings including 1 Broadlands Close and 4 Braemar Rise itself. The development is therefore contrary to the good design aims of the NPPF (paras 131 and 135), the National Design Guide (paras 40 and 43) core policy 57 i, ii, iii, vi and vii and the guidance contained within Creating Places Design Guide.

2 The site is situated within the Hampshire 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 180, 185, 186, 187 and 188 of the National Planning Policy Framework.

3 The application submission does not provide sufficient information to determine potential impacts on biodiversity or to confirm continued functionality of the area for biodiversity. The development is therefore contrary to Core Policy 50 of the adopted Wiltshire Core Strategy 2015 and the National Planning Policy Framework July 2023 (para 180d. 186a).

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)).