Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/06030

Decision Date: 04 March 2024

Applicant:	Mr & Mrs A Griffin STONES FARM, 1 JENNERS YARD, CRICKLADE, SWINDON, SN6 6FU
Particulars of Development:	Erection of a single dwelling (Class C3) and associated works
At:	Land at Stones Farm, Cricklade, Swindon, SN6 6FU

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 constitutes an overdevelopment of a constrained site that does not achieve high quality design by virtue of its scale, bulk, mass and proximity to site boundaries. The proposal would thereby result in harm to the character and appearance of the site and locality meaning the proposal does not effectively integrate into its setting contrary to paragraphs 130 and 135 of the Framework, WCS CP57 I, iii, vi and viii and Policies H1 and H3 of the Made Cricklade Neighbourhood Plan.

2 As a result of the proposed size of the private outdoor amenity space serving the proposed property the proposal is considered deleterious to the reasonable living conditions rightly expected by any future occupants. Accordingly, the proposal fails to meet the requirements of WCS CP57 iii, vii; paragraph 135 of the Framework, Policies H1 and H3 of the Made Cricklade Neighbourhood Plan and Section 9.2 of the Wiltshire Design Guide 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)).