Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/03072

Decision Date: 08 March 2024

Applicant:	Mr Mark Day Lower Unit, 1 High Street, Shalbourne, Hungerford, United Kingdom, RG17 0DN
Particulars of Development:	Re-position of garden entrance gates, alterations to front elevation, addition of bay window, construction of greenhouse, alterations to rear fenestration (partially retrospective) Resubmission of PL/2022/01500.
At:	Mill House, Mill Lane, Shalbourne, Marlborough, SN8 3XA

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 retention of the new access by reason of its insufficient frontage to enable an access to be satisfactorily laid out incorporating the necessary visibility splays would result in a detrimental impact upon highway safety. The proposed retention of the new access would therefore be contrary to Core Policies 57 (xiv) and 61 (i) (ii) of the Wiltshire Core Strategy and Central Government policy set out in Section 9 of the National Planning Policy Framework (2023), and more notably paragraphs 114 and 115.

2 The development will result in harm to the setting of the Non-Designated Heritage Asset and the character and appearance of the Conservation Area. The retention of the vehicular and pedestrian gates and fencing adjacent to the new access, by reason of their suburban features and inappropriate materials and painted finishes, along with their prominence, detracts from the character and appearance of the Conservation Area and the significance of the non-designated heritage asset and its setting. The retention of the greenhouse, by reason of its prominent siting abutting the front boundary and close proximity to the host dwelling, detracts from the character and appearance of the conservation area and the significance of the non-designated heritage asset and its setting. The retention of the bay window, by reason of its

unsympathetic design and constructed of ill-matching bricks would be an incongruous addition to the dwelling, detracting from the significance of the non-designated heritage asset and its setting. The development the subject of this application is therefore considered to be contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy, and Central Government policy set out in the National Planning Policy Framework (2023), notably paragraphs 203, 208, 209 and 212.

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)).