Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/08748

Decision Date: 21 March 2024

Applicant:	Mr Russell Malem 40, Marlborough Road, Royal Wootton Bassett, SN4 7SA
Particulars of Development:	Remove garage and erect a dwelling.
At:	40 MARLBOROUGH ROAD, ROYAL WOOTTON BASSETT, SWINDON, SN4 7SA

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 by reason of its location outside any defined limits of development and having regard to all the submissions and relevant policies, including the policies of the National Planning Policy Framework taken as a whole, the application is considered to be an inappropriate, form of development which would significantly and demonstrably outweigh the benefit of providing one additional dwelling in an open countryside location. As such the proposal, in the absence of suitable justification, is not considered to represent sustainable development being contrary to Core Policies 1, 2 and 31 of the Wiltshire Core Strategy and the policies of the National Planning Policy Framework taken as a whole.

2 The proposed new dwelling, by reason of its position in proximity to the doner property along the west side boundary, size, height, massing, and scale would represent a cramped form of development and will appear overly dominant in the context of the locality and detriment to the character and appearance of the open

countryside, and the immediate and wider street scene. The proposals would therefore conflict with the requirements of the Wiltshire Core Policy 57 Ensuring High Quality Design and with Central Government policy contained within the revised National Planning Policy Framework (NPPF) 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)).