Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/09120

Decision Date: 27 March 2024

Applicant:	Mr and Mrs Richard Hodges 13 Dark Lane North, Steeple Ashton, Steeple Ashton, Trowbridge, Wiltshire, United Kingdom, BA146EY
Particulars of Development:	Two new flats
At:	Land Adjacent 65 Drynham Road, Trowbridge, BA14 0PF

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 building by reason of its height and siting close to the boundary of 65a Drynham Road would result in unacceptable levels of overbearing when the occupiers of this existing dwelling (No. 65a) are using their private outside amenity space to the rear of their property and as such fails to comply with criterion vii of Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide and paragraph 135 of the National Planning Policy Framework which require new developments to be compatible with adjoining buildings and to ensure that developments have a high standard and appropriate level of of amenity for existing and future users.

2 The proposed building by reason of its height and design would fail to respond positively or be sympathetic to the existing streetscape and character of the area in terms of height, massing, scale, elevational design, with the proposed building failing to effectively integrate into its immediate setting. It would also result in less than substantial harm to the setting of the nearby Grade II Listed Building known as 'Southview Farmhouse' and its associated curtilage listed buildings due to its siting,

height and design. There are no public benefits arising from this proposal which would outweigh this less than substantial harm. The proposal is considered to fail to comply with Core Policy 57 namely part iii, Core Policy 58 of the Wiltshire Core Strategy, the adopted Wiltshire Design Guide and paragraphs 135 and 208 of the National Planning Policy Framework and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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)).