Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2024/00500

Decision Date: 05 April 2024

Applicant:	Messrs Roland & Philip Bonney c/o agent, PB Oak Framing, East House, Hanging Langford, Salisbury SP3 4PA
Particulars of Development:	Demolish existing garages, erect two storey detached cottage with relocated access and new package treatment plant to serve both existing and new dwelling (resubmission of PL/2023/07570)
At:	Land adjacent Flint Cottage, Netton, Salisbury, SP4 6AW

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 site is located outside of any defined settlement boundary in the open countryside. As such the proposed development would result in a new dwelling for which future occupiers and visitors would be wholly reliant upon the private car to access services and facilities, contrary to the settlement and delivery strategy for new housing and sustainability objectives embodied in Core Policies 1, 2, 4, 60 and 61 of the Wiltshire Core Strategy and the aims of sustainability embodied in the National Planning Policy Framework 2023 (with particular regards to Section 5, paragraphs 83 and 84 and Section 9, paragraphs 108, 109, 114 and 116) which collectively aim to provide housing in a sustainable manner and reduce the need to travel particularly by private car and encourage the use of sustainable transport alternatives.

2 The design of the proposed dwelling by reason of its eaves and ridge height and given the close relationship to Cobweb Cottage would result in a built form which

would be unsympathetic to the historic built form and streetscene and as a result would fail to comply with the aims and intentions of Core Policy 57 and the National Planning Policy Framework with particular regard to paragraphs 123, 128, 131, 135 and 139.

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)).