Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2024/00437

Decision Date: 09 April 2024

Applicant:	Mr Benjamin Thompson 2 Ivy Cottage Low Road, Wiltshire, Little Cheverell, SN10 4JX
Particulars of Development:	New off-street parking and reconfigured steps up to existing cottage
At:	2 Ivy Cottage, Low Road, Little Cheverell, Devizes, SN10 4JX

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): (1)

1 The development, by reason of loss of the vegetated embankment; the verge to the road, and the engineering operations to facilitate a layby, would erode the rural character and appearance of this part of the Little Cheverell Conservation Area. As such the proposal fails to demonstrate a high quality of design appropriate to the local context and it would fail to preserve the character of the conservation area, contrary to Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy.

For the purposes of national policy the level of harm to the character and appearance of the conservation area would be at the upper end of the notional scale of 'less than substantial harm'. In the absence of clear and convincing justification for the development and public benefits sufficient to outweigh the level of harm, the development would also be contrary to the National Planning Policy Framework.

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)).