Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2024/00267

Decision Date: 15 April 2024

Applicant:	Mr Joe Hanlon 5-7 Garden Bungalow, Red Lion Lane, Cricklade, Wiltshire, United Kingdom, SN6 6DE
Particulars of Development: **At:**	Erection of a Two-Storey Detached Outbuilding 5-7 Garden Bungalow, Red Lion Lane, Cricklade, Swindon, SN6 6DE

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): (3)

1 The proposed scale, massing, design and materials would overwhelm the host bungalow as well as cause harm to the character and appearance of the Cricklade Conservation Area. Accordingly, the proposal would conflict with the provisions of Core Policies 57 (iii and vi) and 58 of the Wiltshire Core Strategy (January 2015); Appendix D of the Wiltshire Design Guide (March 2024); Paragraphs 203, 212, 135 of the National Planning Policy Framework (December 2023)and the Planning (Listed Building and Conservation Areas) Act 1990 .

2 By virtue of the external design, size and scale of the proposal, an unduly unacceptable overbearing and overlooking impact would be incurred on the neighbouring property and site. Accordingly, the proposal would fail to accord with the provisions of Core Policy 57(vii) of the Wiltshire Core Strategy (January 2015).

3 The proposal is not supported by adequate information with regard to the affected heritage assets with no information nor analysis to demonstrate an understanding of the proposal. The proposal therefore fails to meet the requirements of Paragraph 200, 203 and 212 of the National Planning Policy Framework (December 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, 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)).