Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/08516

Decision Date: 22 May 2024

Applicant:	Mr & Mrs Gofton Heleigh Cottage Bath Road North East C152 To Hill House Farm, Middlehill, Box, Wiltshire, SN13 8QB
Particulars of Development:	Replacement and alteration of existing extensions to the main house, internal and external alterations and addition of an air source heat pump and photovoltaic panels to the main house, replacement and enlargement of existing garage, together with driveway and landscape enhancement works.
At:	Heleigh Cottage, Middlehill, Box, Corsham, SN13 8QB

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 By reason of their disproportionate size and larger scale respectively, the proposed extensions and replacement garage/workshop building constitute inappropriate development in the Bath and Western Wiltshire Green Belt. By definition, inappropriate development is harmful in the Green Belt, and in accordance with the NPPF, that harm must be given great weight. There are no very special circumstances or other material considerations which would otherwise justify the harm caused to the Green Belt and, for that reason, the application is contrary to the policy set out in section 13 to the NPPF.

2 By reason of its height, mass, scale, design, siting, elevational design and materials, the proposed extensions are not considered to respect or integrate with the existing property or its rural setting and cannot be regarded as high quality development. Accordingly, the proposal is considered to fail the requirements of policy CP57 (iii) and (xii) to the Wiltshire Core Strategy as well as section 12 to the

NPPF.

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)).