Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/07710

Decision Date: 07 June 2024

Applicant:	Sherbourne Wexcombe Ltd c/o AGENT
Particulars of Development:	The proposed demolition of the existing barn and the erection of a dwelling (Use Class C3) car port, repair of former chapel to create a home office, together with landscaping enhancements and associated works.
At:	Upper Farm, Wexcombe, Wiltshire, SN8 3SQ

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): (3)

1 The principle of the development of a new open-market dwelling within open countryside conflicts with the spatial planning and new housing policies of the development plan, namely Core Policies 1, 2 and 18 of the Wiltshire Core Strategy and despite the presence of an extant planning permission (for conversion of the existing barn) no material considerations have been identified that warrant determination of the application other than in accordance with the development plan.

2 The proposal, by reasons of the location, scale, building form and design would result in the creation of a large and overly urban building within the North Wessex Downs National Landscape that would fail to respect the distinctive character of the locality and wider area contrary to the aims of core policies 51 and 57 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

3 The proposal, by reasons of the location, scale and design, incorporating large window openings into the north-west and south-eastern elevations, would fail to protect the special characteristics and dark skies of the North Wessex Downs National Landscape contrary to the aims of core policies 51 and 57 of the Wiltshire Core Strategy and the planning policy advice of 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, 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)).