Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/08261

Decision Date: 10 June 2024

Applicant:	Mr Pitman 12 Court Hill, Potterne, Wiltshire, SN10 5PN
Particulars of Development:	Proposed front porch, double storey rear and side extensions, single storey replacement outbuilding with link and swimming pool
At:	12 COURT HILL, POTTERNE, DEVIZES, SN10 5PN

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 proposed two-storey rear extension by reason of its design and bulk would be visually intrusive within the conservation area and would dominate the host dwelling to its detriment. As such the development would be contrary to Core Policy 57 (i & iv) of the Wiltshire Core Strategy (adopted January 2015) which seeks to secure high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings, which make a positive contribution to the character of Wiltshire by being complimentary to the locality, responding positively to existing landscape features in terms of built form, mass, scale, and elevational design to effectively integrate the building into its setting; and would be contrary to Core Policy 58 of the Wiltshire Core Strategy (adopted January 2015) requires development to protect, conserve and where possible enhance the historic environment, including the special character or appearance of conservation areas. The development would also be contrary to Section 12 of the National Planning Policy Framework (2023) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 By virtue of the change in levels as a result of the proposed decking and engineering operations within the front garden of the application site, the development would result in a detrimental impact upon the occupiers of neighbouring properties located to the east as a consequence of loss of privacy. As such the proposed development would be contrary to Core Policy 57 (vii) of the Wiltshire Core Strategy (adopted January

2015).

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)).