Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/08067

Decision Date: 24 June 2024

Applicant:	Mr James Armstrong
Particulars of Development:	Demolition of existing dwelling and annexe and construction of 4 dwellings
At:	High View and Bonakers Farm, Idmiston Road, Porton, Salisbury, SP4 0LD

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): (1)

1 The proposed redevelopment of the site would provide three additional 4-bedroom dwellings together with a smaller replacement 2-bedroom dwelling to replace the existing agricultural workers' dwelling on the site. Whilst the site is located within the defined settlement boundary of a large village, as set out in the Wiltshire Core Strategy (Core Policies 2 and 4), the proposed increase in the number of dwellings would generate additional traffic in the centre of Porton and the application fails to demonstrate how this traffic will be managed in terms of congestion and highway safety, particularly given the road is heavily trafficked at school drop off and pick up times from St Nicholas Primary School in the same road and with traffic from the nearby Porton Down campus, as such the proposal is contrary to the Idmiston Neighbourhood Plan Policies 9 and 10. The development would lead to an oversupply of larger dwellings in the settlement in excess of the number of homes planned in the Idmiston Parish in the Neighbourhood Plan period 2015-2026, contrary to the Policy 19 of the Neighbourhood Plan. Consequently, the increase and type of dwellings would be contrary to the aims of WCS Core Policy 1 which requires that development at large villages is limited to that needed to help meet the housing

needs of the settlement, WCS Core Policy 45 which requires that the size and type of new housing is well designed to address local housing need of the community in which the site is located and WCS Core Policy 60 which requires mitigation of the impact of developments on transport users, local communities and the environment.

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)).