Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/07927

Decision Date: 28 June 2024

Applicant:	Dr. Richard Keating c/o agent
Particulars of Development:	Construct a single storey orangery building to the south elevation of the building to form a dining room. Change of use of land to form car park for customers, involving laying of permeable surfacing to reinforce existing ground surface.
At:	Howards House Hotel, Teffont Evias, Salisbury, SP3 5RJ

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 erection of a conservatory to the south elevation of Howards House Hotel due to its siting, scale and design (including large amount of glazing and light spill) is considered to have a significant impact on the character and appearance of the grade 2 listed building, its setting within the conservation area and impact on the dark skies status of the National Landscape. Furthermore, the creation of the new car park along with footpath and associated lighting, hard surfacing and inevitable signage is considered to have a significant impact on the setting of adjacent listed buildings, the conservation area and National Landscape. The proposals would therefore fail to preserve the character and significance of Howards House, and would fail to preserve the setting of the church and Manor (both listed buildings). contrary to the aims of S66 and S72 of the Planning (Listed Building and Conservation Areas) Act 1990 , the NPPF and core polices 51, 57 and 58 of the Wiltshire Core Strategy.

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)).