Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/10744

Decision Date: 05 July 2024

Applicant:	Mr James Buckland 8 A Greenhill, Royal Wootton Bassett, Wiltshire, SN4 8EH
Particulars of Development:	Retrospective application for the laying of hardcore on an agricultural/ equestrian yard to the rear of 8A Greenhill (Resubmission of PL/2022/08676)
At:	8A Greenhill, Royal Wootton Bassett, Swindon, Wilts, SN4 8EH

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): (2)

1 By virtue of its locality, design, scale and materials, the development undertaken and proposed for the change of use of land is out of character with the immediate locality and the existing features and characteristics of the area. The development would not maintain, reflect and respond positively to the existing landscape character and is thereby in conflict with Wiltshire Core Strategy (Jan 2015) Core Policies CP2, CP51 (i), (ii), (iii) and (vii) & Core Policy 57 (i), (ii), (iii), (vi) and (vii) and Paragraphs 123, 131, 135 and 180 of the National Planning Policy Framework, (2023)

2 By way of the quantum of development and proximity to the private garden boundaries with un-associated residential properties the development is considered to result in detrimental impact upon the amenity of adjacent neighbouring occupiers and is thereby in conflict with Wiltshire Core Strategy (Jan 2015) Core Policy CP57 (vii).

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)).