Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/11086

Decision Date: 24 July 2024

Applicant:	Plumpy Properties The Hayloft, Hunts Farm, The Street, Cherhill, Wiltshire, SN11 8XP
Particulars of Development:	Creation of a 2 bedroom flat into the current roof space of 15-17 High Street,, Velux style windows to be installed within the existing roof structure to provide sufficient light as well as repairing an existing dormer window in a previously locked off room.
At:	FLAT 5, 15-17 High Street, Warminster, BA12 9AG

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 dormer would not be in keeping with the character of the listed building, rather being an alien and incongruous form of extension to the roof. The harmful impact to the character of the listed building is contrary policies CP57 and CP58 of the Wiltshire Core Strategy and the NPPF. The harm would be less than substantial harm but at the upper end of the scale and this harm has not been justified nor overcome by public benefits.

Informatives: (1)

2 The development hereby refused has been considered with reference to the following submitted plans and documents:

Application Forms received on 20 December 2023
Location and Block Plan, Existing Elevations, Existing Floor and Roof Plan, Proposed Elevations, Proposed Floor and Roof Plan received on 5 June 2024

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)).