Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Householder Planning Permission

Application Reference Number: PL/2023/10286

Decision Date: 26 July 2024

Applicant:	Mr and Mrs Tracy Harvey 95 Aston Abbotts Road, Weedon, Aylesbury, Wiltshire, United Kingdom, HP22 4NH
Particulars of Development:	Partial rebuilding, extension and loft conversion of existing garage
At:	Rose Cottage, 124 High Street, Worton, Devizes, SN10 5SE

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 development as a result of the size, height, mass, and siting of the garage extensions and works would give rise to unacceptable harm upon the character and appearance of the area. The proposal would also fail to preserve or enhance the character and appearance of the Worton Conservation Area whereby there would be no public benefits to outweigh the harm generated. As such, the proposal would be contrary to the National Planning Policy Framework (2023) and Policies 57 and 58 of the Wiltshire Core Strategy.

2 The proposed conversion of the garage by virtue of its external staircase would result in unacceptable overlooking and loss of privacy to the neighbouring properties to the East. This relationship would be adversely harmful to neighbouring amenity, contrary to the National Planning Policy Framework (2023) and Core Policy 57 of the Wiltshire Core Strategy (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)).