Wiltshire Council

The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2023/05464

Decision Date: 03/07/2025

Applicant:	Mrs Noy Ruby Cottage The Street, Alderton, Wiltshire, SN14 6NL
Particulars of Development:	Change of use of annexe to a self-contained dwelling. Erection of fence. (Retrospective)
At:	RUBY COTTAGE, THE STREET, ALDERTON, CHIPPENHAM, SN14 6NL

In accordance with paragraph 39 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 The proposed development, by reason of siting, close to the rear of the host property, creates an incongruous and unsympathetic planning unit at odds with the surrounding layout of dwellings and grain of development. It would result in a cramped and contrived dwelling materially different to the current permitted use of the building harmful to the prevailing pattern of development failing to accord with Core Policy 57 paragraphs i, iii, iv and vi, Core Policy 58 of the Wiltshire Core Strategy and the guidance and provision of Paragraph 135 of the National Planning Policy Framework.

2 By virtue of the proximity to the host dwelling and existing window openings on both the host dwelling and existing outbuilding an unduly unacceptable overbearing

impact would be incurred on the neighbouring dwelling, its site and its occupiers failing to accord with Core Policy 57, paragraph vii, of the Wiltshire Core Strategy.

3 As a result of the internal space within new dwelling and size of the private outdoor amenity space serving the proposed property the proposal is considered deleterious to the reasonable living conditions rightly expected by any future occupants. Accordingly, the proposal fails to meet the requirements of Core Policy 57 iii, vii, paragraph 135 of the National Planning Policy Framework, Technical housing standards – nationally described space standard and Section 9.2 of the adopted Wiltshire Design Guide.

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)).