



The Town and Country Planning Act 1990 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

Application Reference Number: PL/2025/08594

Decision Date: 03/12/2025

Applicant:	Mrs S Brett 10 Westwood Road, Trowbridge, BA14 9BR
Particulars of Development:	Erection of 1 No. self-build dwelling (Class C3) and associated works
At:	Land at Clarendon Road, Trowbridge, Wiltshire

In pursuance of their powers under the above Act, the Council hereby **REFUSE** Permission in Principle for the development referred to in the above application and plan submitted by you, for the following reason(s):

Refusal Reason

The site is public amenity land that contributes greatly to the established local character and has been a feature for many years. The proposed loss of the open space amenity land would result in significant public detriment through the construction of a dwellinghouse and its associated infrastructure and in the absence of there being any suitable local compensatory green infrastructure of equal or enhanced value being proposed as mitigation by the applicant, the proposal is found contrary to Core Policies 52 & 57 of the adopted Wiltshire Core Strategy and sections 8 and 15 of the NPPF.

The applicant has failed to submit sufficient information to enable the Council as decision maker, to carry out its statutory function pursuant to bats and any other protected species. Given the substantive inadequacies, the Council cannot conclude that the development would not result in significant adverse effects on protected habitats or species.

The site contains a number of protected trees (secured by TPO dated January 1990), and the impacts of the proposed development have not been fully appraised by the applicant, and this omission is considered a fundamental failing contrary to CP57 of the Wiltshire Core Strategy and sections 8 and 15 of the NPPF.

Nic Thomas - Director of Planning, Economy and Regeneration

1. Appeals

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990. Forms can be downloaded from the web site: www.planning-inspectorate.gov.uk or accessed via the Planning Portal: <http://www.planningportal.gov.uk/planning/appeals>.

Appeals must be made within 6 months of the date of the refusal. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted by the Local Planning Authority, having regard to the Statutory requirements, to the provisions of the Development Order, and to any Directions given under the Order. A copy of the appeal documents should be sent direct to the Council using the following email address: planningappeals@wiltshire.gov.uk.