



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/09547
Decision Date: 25/02/2026

Applicant:	Mr & Mrs More 4 Tollgate Road, Salisbury, Wiltshire, SP1 2HZ
Particulars of Development:	Removal of small section of boundary wall and insertion of 2 new stairwell windows in side elevation of house
At:	4 Tollgate Road, Salisbury, SP1 2HZ

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

1 Impact on neighbour amenity

The proposed addition of 2 windows in the south-west side elevation will introduce direct and elevated views towards the rear gardens of the neighbouring properties on St Martin's Church Street and the rooflight on the north-east facing roof slope of The Coach House. The resulting overlooking and loss of privacy will cause an unacceptable and harmful impact on the living conditions of these occupiers. The proposal therefore fails to safeguard the reasonable residential amenity of neighbouring properties.

The development is contrary to Core Policy 57(vii) of the Wiltshire Core Strategy (2015), the guidance contained within Appendix D of the Wiltshire Design Guide SPD, and paragraph 135(f) of the National Planning Policy Framework, all of which require development to secure a high standard of amenity for existing and future users.

Refusal Reason

2 Water discharge onto the highway

The proposed development fails to demonstrate how surface water from the existing shared downpipe will be managed following the removal of the front boundary wall and the excavation of the raised forecourt area. In the absence of information demonstrating an appropriate method of surface water disposal, the Local Planning Authority cannot be satisfied that the development will incorporate suitable drainage measures or prevent water discharging onto the public highway.

The proposal is therefore contrary to Core Policy 67 of the Wiltshire Core Strategy (2015) and paragraph 181 of the National Planning Policy Framework, which require development to ensure flood risk is not increased and to provide appropriate surface water drainage solutions.

Nic Thomas - Director of Planning, Economy and Regeneration

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 \(www.gov.uk\)](#)).