



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09919
Decision Date: 02/03/2026

Applicant:	Ms Marilyn Harford The Stables, Doctors Hill, Ashley, Box, SN13 8AT
Particulars of Development:	Retention of existing 'summerhouse'
At:	The Stables, Doctors Hill, Ashley, Box, SN13 8AT

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

- 1 The development constitutes inappropriate development in the Green Belt, which is, by definition, harmful. The summerhouse introduces additional built form into a site approved and conditioned for rural equestrian use, reducing openness and contributing to incremental domestication. No Very Special Circumstances have been demonstrated that clearly outweigh this harm. The proposal is therefore contrary to Section 13 of the National Planning Policy Framework.

Refusal Reason

- 2 The summerhouse, by reason of its domestic form, function, and siting within a rural equestrian holding, materially harms the character and appearance of the site. The introduction of leisure-oriented built form alongside other domestic features erodes the approved rural equestrian character of the land, contrary to Core Policy 57 of the Wiltshire Core Strategy, Section 12 of the National Planning Policy Framework, and the Wiltshire Design Guide

Refusal Reason

- 3** The summerhouse contributes to the incremental domestication of the site within an enclosed limestone valley of the Cotswolds National Landscape. The development fails to conserve the natural beauty, tranquillity, and scenic quality of the valley, contrary to Core Policy 51 of the Wiltshire Core Strategy, Paragraph 189 of the National Planning Policy Framework, and Policies CE1, CE4, and CE5 of the Cotswolds National Landscape Management Plan.

Informative

- 4** For the avoidance of doubt, the assessment of the scheme has been made against and with regard to the following plans and documents:

Location plan received 23 December 2025

Site plan received 19 December 2025

Design and Access Statement received 19 December 2025

Elevations and Floor Plans 2530-2 received 5 January 2026

Níc 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, 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 \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).