



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09732
Decision Date: 02/03/2026

Applicant:	Ms Marilyn Harford The Stables, Doctors Hill, Ashley, Box, SN13 8AT
Particulars of Development:	Retrospective permission for Change of Use of part of an existing barn for residential purposes
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 retrospective residential use of part of the barn, together with associated domestic paraphernalia including a summerhouse, outdoor seating, clothes airers, potted plants, delivery boxes, and private vehicles, constitutes inappropriate development within the Green Belt. The development has resulted in a material loss of openness and conflicts with the purposes of the Green Belt. Substantial weight is afforded to this harm. The proposal is therefore contrary to Chapter 13 of the National Planning Policy Framework (NPPF) and Core Policies 1 and 2 of the Wiltshire Core Strategy (WCS).

Refusal Reason

- 2 The proposal is located in an open countryside location where new dwellings are only allowed based on established policy exemptions. The proposal does not involve a replacement dwelling and no substantive evidence has been provided to demonstrate that permanent residential accommodation is essential in connection with the employment needs of rural areas. The development is therefore contrary to paragraph 84 of the National Planning Policy Framework and saved Policy H4 of the North Wiltshire Local Plan and Core Policies 1, 2, 11 and 48 of the WCS, which

only permit new dwellings in the open countryside where an essential functional need is demonstrated.

Refusal Reason

- 3** The residential occupation of the barn and the proliferation of domestic paraphernalia has introduced visual clutter and incremental domestication into a previously rural site. The proposal fails to conserve or enhance the landscape character, scenic quality, and local distinctiveness of the Cotswolds National Landscape, contrary to Core Policies 51 and 57 of the WCS, the Wiltshire Design Guide SPD, and the Cotswolds National Landscape Management Plan, and is inconsistent with Chapter 15 of the NPPF.

Refusal Reason

- 4** The site is remote from local services, public transport, and safe pedestrian or cycle routes. Occupation of the dwelling would be reliant on the private car, contrary to the aims of Core Policies 60 and 61 of the WCS and Section 9 of the NPPF, which seek to reduce reliance on private vehicles and encourage sustainable transport alternatives.

Refusal Reason

- 5** The barn has been partially converted to residential use without the submission of floor plans or details of internal layout. As such, it is uncertain whether the accommodation provides adequate living conditions for occupants. The proposal is therefore contrary to Core Policy 57 of the WCS, which requires high-quality and functional design.

Informative

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 12 December 2025

Design and Access Statement received 12 December 2025

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, 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)).