



The Town and Country Planning Act 1990

Refusal of Full Planning Permission

Application Reference Number: PL/2022/05649

Decision Date: 05 October 2022

Applicant: Blockworks
PITMASTON HOUSE, MALVERN ROAD,
WORCESTER, United Kingdom, WR2 4LL

Particulars of Development: Proposed Demolition Of Existing Agricultural Building
And Erection Of Two Residential Dwellings + Garage.

At: Farm Buildings, Thoulstone Farm, Thoulstone,
Chapmanslade, BA13 4AQ

In pursuance of its powers under the above Act, the Council hereby **REFUSES TO GRANT PERMISSION** for the development referred to in the above application and plans submitted by you, for the following reasons:

Refusal Reasons (4)

- 1 The application site is located outside recognised limits of development as designated through the adopted Wiltshire Core Strategy and where the principle of new residential development is considered unacceptable unless for certain excepted purposes, none of which apply in this instance. The development of two dwellings would thus be contrary to the spatial vision for sustainable and plan-led development within Wiltshire as set out in Core Policy 1 and Core Policy 2 of the adopted Wiltshire Core Strategy, and contrary to the spatial strategy for the Warminster Community Area (Core Policy 31).
 - 2 The southward spread of development away from the existing farm buildings along with the massing, footprint and extensive glazing of the proposed development fails to demonstrate a high quality of design appropriate to the local context and would be detrimental to the rural character of the area contrary to Core Policy 57 of the Wiltshire Core Strategy.
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- 3 The scale and character of the residential development would conflict with the residual rural and agricultural character of the site within the setting of the listed building so as to harm the heritage significance of the listed building, contrary to Core Policy 57 and Core Policy 58 of the Wiltshire Core Strategy. For the purposes of national policy, the level of harm would be 'less than substantial', and in the absence of public benefits to weigh against the harm the development would be contrary to section 16 of the National Planning Policy Framework.
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- 4 Due to the distance from the site to the majority of local services, facilities and amenities, occupants of dwellings on the site would likely be heavily reliant on the use of private motor transport for the majority of day to day activities, contrary to the principles of sustainable development and the aims of reducing the need to travel, contrary to Wiltshire Core Strategy Core Policy 60 and Core Policy 61.
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Informative:

This decision is in respect of the following considered drawings and details:

Location Plan TF SK36 - K
Modern Barn - Existing Layout + Elevations TF SK120
Modern Barn – Roof Layout TF SK121
Existing Sitewide Block Plan TF SK4-S
Proposed Dwellings Modern Barn - Site Layout TF SK190 - D
Proposed Dwelling Modern Barn - Proposed Garage TF SK228 – B
Proposed Dwellings Modern Barn Elevations TF SK188 – D
Proposed Dwellings Modern Barn Ground Floor Layouts TF SK189 – B
Proposed Dwellings Modern Barn First Floor Layouts TF SK229
Proposed Modern Barn Development - 3D Model TF SK191 - C
Proposed Modern Barn Development - 3D Model SW TF SK193 - C
Design & Access Statement
Bat Survey of Cattle Barn B1195.003
Application form

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