

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2025/08717
Decision Date: 13/03/2026

Applicant:	Amy Britton 38 North Street, Calne, Wiltshire, SN11 0HJ
Particulars of Development:	Replace existing wall with cream painted breeze block wall at height of 1.3m. Relocation of existing timber fence to be positioned immediately behind new garden wall with a total height of 3.13m (From street ground level to top of fence).
At:	38 North Street, Calne, SN11 0HJ

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 proposed development, by reason of its scale, design, siting and inferior replacement materials would result in a form of development that fails to respond positively to the character, context and distinctiveness of the host dwelling and its setting. The proposal would appear visually incongruous, overly dominant and unsympathetic to the character of the area and would detract from the visual amenity of the surrounding area.

As such, the proposal is contrary to Core Policy 57 (i and iii) of the Wiltshire Core Strategy (2015), the design principles set out in the Wiltshire Design Guide SPD, and paragraphs 131 and 135 of the National Planning Policy Framework, which collectively seek to ensure high-quality design that respects local character and integrates appropriately with its surroundings.

Refusal Reason

- 2 The proposed development, by reason of its scale, design, siting and would fail to preserve or enhance the character and appearance of the Calne Conservation

Area. The proposal would cause less than substantial harm to the significance of the heritage asset and no clear and convincing justification or public benefit has been demonstrated to outweigh this harm.

The proposal is therefore contrary to Core Policies 57 and 58 of the Wiltshire Core Strategy (2015), Sections 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Chapter 16 of the National Planning Policy Framework, which collectively require development to conserve heritage assets in a manner appropriate to their significance.

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