



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/08109
Decision Date: 26/03/2026

Applicant:	Mr Tom Webb 8 Long Leaze, Nettleton, Wiltshire, SN14 7NR
Particulars of Development:	Part-retrospective application for construction of garage building and subsequent conversion to annexe to No.8
At:	8 Long Leaze, Nettleton, Chippenham, SN14 7NR

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 reasons:

Refusal Reason

- 1 The proposed development, by reason of its physical form, layout and facilities, constitutes accommodation capable of independent occupation, affording all of the facilities required for day to day domestic living. As such, the development is capable of forming a separate planning unit and cannot be regarded as genuinely ancillary residential accommodation associated with the main dwelling at No. 8 Long Leaze.

The proposal therefore amounts, in planning terms, to the creation of a new dwelling in the open countryside, outside any defined settlement boundary, where residential development is strictly controlled. The development does not fall within any of the limited exceptions set out in paragraph 4.25 of the Wiltshire Core Strategy.

The proposal is therefore contrary to Core Policies 1 and 2 of the Wiltshire Core Strategy and Section 5 of the National Planning Policy Framework, which seek to direct new housing to sustainable locations and strictly control residential development in the countryside.

Refusal Reason

- 2** The development, by reason of its siting together with the elevated relationship to the neighbouring property and the limited boundary screening, results in an overbearing and visually intrusive form of development when experienced from the principal rooms of the adjacent dwelling, Park View.

The proposal gives rise to a harmful sense of enclosure and an unacceptable reduction in outlook, which materially harms the residential amenity of the occupiers of Park View.

The Local Planning Authority has carefully considered submitted modelling and amended drawings; however, these do not adequately reflect the on site experience of the development when viewed from within the neighbouring dwelling, nor do they overcome the identified harm.

The proposal is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy and paragraph 135 of the National Planning Policy Framework, which require development to protect the amenity of existing occupants.

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)).