



The Town and Country Planning Act 1990
Refusal of Outline Planning Permission (Some Matters Reserved)
Application Reference Number: PL/2025/08361
Decision Date: 17/04/2026

Applicant:	Stevens Cars Ltd. 1 Nichols Yard, Pewsey, Wiltshire, SN9 5ES
Particulars of Development:	Outline application with some matters reserved for the Demolition of existing single storey garages to create new 2 storey, 3-bedroom dwelling. (Access, Appearance, Layout & Scale)
At:	Garages, Aston Close, Pewsey, SN9 5EQ

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 proposed development, by reason of its siting, orientation, height, massing and overall form, including a shallow roof profile and constrained elevational treatment, would result in a cramped and visually incongruous form of development that fails to respond positively to the established pattern of residential development in the area. The proposal would disrupt the coherent townscape structure, erode the clear distinction between front and rear relationships, and fail to integrate effectively into its immediate setting, resulting in harm to the character and appearance of the surrounding area.

The proposal is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy (2015), which requires development to respond positively to its context through appropriate layout, form and appearance, and to Chapter 12 of the National Planning Policy Framework, which seeks to secure high-quality design that is sympathetic to local character and establishes a strong sense of place.

Refusal Reason

- 2** The proposed development is located within the catchment of the River Avon Special Area of Conservation and is therefore subject to the requirements of nutrient neutrality. In the absence of a completed legal agreement to secure appropriate phosphate mitigation, the Local Planning Authority cannot lawfully conclude that the proposal would not give rise to adverse effects on the integrity of the designated site.

The proposal therefore fails, at the point of determination, to demonstrate compliance with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the National Planning Policy Framework relating to the protection of internationally designated ecological sites.

INFORMATIVE TO APPLICANT:

The applicant is advised that the reason for refusal relating to nutrient neutrality arises solely from the absence of a completed legal agreement to secure appropriate phosphate mitigation at the point of determination.

In the event that the applicant seeks to address this matter, phosphate mitigation may be secured through a legally binding agreement with the Council, including under Section 111 of the Local Government Act 1972, to ensure that the required mitigation is deliverable and enforceable.

The completion of such an agreement would enable the Local Planning Authority to consider whether the proposal would meet the requirements of the Habitats Regulations in respect of the River Avon Special Area of Conservation.

Informative

3 The development has been assessed against the following approved plans and documents:

- Proposed Site Plan showing First Floor Window Outlooks *06* (Received 06/02/2026)
- Proposed Site Plan, Site Section, Floor Plans & Elevations *04-A* (Received 06/02/2026)
- Nutrient Statement by Holbury Consultancy Service (27/11/2025)
- Application Form (20/10/2025)

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)).