



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09295
Decision Date: 21/04/2026

Applicant:	Mr & Mrs P & S Kishere Combe Down Farm Blandford Road Coombe Bissett Salisbury SP5 4LJ
Particulars of Development:	Retrospective Application for Farm Office
At:	Coombe Down Farm, Blandford Road, Coombe Bissett, SP5 4LJ

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 development fails to demonstrate an essential agricultural or functional need for a new building in this countryside location, nor has it been shown why existing buildings could not be used. By reason of its domestic form, siting and associated use, the proposal appears incongruous within the rural landscape and results in an unjustified domestication of the countryside. The development therefore causes harm to landscape character and fails to reflect local distinctiveness, contrary to Core Policies 51 (Landscape) and 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy.

Informative

- 1 The development has been assessed against the following plans:

Application form received 01/12/2025

Site plan received 25/02/2026

Proposed elevations, floor plan and roof plan received 09/02/2026

Location plan received 25/02/2026

REASON: For the avoidance of doubt

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)).