



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2025/09304
Decision Date: 21/04/2026

Applicant:	Mr & Mrs P & S Kishere
Particulars of Development:	Retrospective Change of Use of Farmland to Domestic Garden Area
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 only dwelling on the site is a one bedroom flat that is tied to the associated commercial use, and no justification has been provided to demonstrate a need for a garden of the scale proposed, particularly given its physical separation from the dwelling. As a result, the change of use of agricultural land to residential garden would result in an unjustified encroachment of domestic use into the countryside, leading to the erosion of the open and undeveloped character of the National Landscape. The introduction of residential curtilage and associated domesticated activity would appear incongruous in this rural setting and would harm the scenic quality and special qualities of the designated landscape. The proposal therefore represents an unjustified and harmful extension of residential use into the countryside, contrary to Core Policy 51 (Landscape) and Core Policy 57 (Ensuring High Quality Design and Place Shaping) of the Wiltshire Core Strategy and the aims of the NPPF.

Informative

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

Application form received 01/12/2025
Location plan received 27/02/2026
Site plan received 27/02/2026

REASON: For the avoidance of doubt and in the interests of proper planning.

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)).