



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/00322
Decision Date: 27/04/2026

Applicant:	Mrs D Cleverly 60 The Green, Poulshot, Wiltshire, SN10 1RT
Particulars of Development:	Retrospective application for replacement of fence.
At:	60 The Green, Poulshot, Devizes, SN10 1RT

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

- The proposed development, by reason of its excessive height, dominant form and incongruous design, would fail to respond positively to the character, context and distinctiveness of the host dwelling and its setting. The development would appear visually intrusive and unsympathetic to the established character of the area, resulting in harm to the character and appearance of the surrounding area.

The proposal is therefore contrary to Core Policy 57 (i and iii) of the Wiltshire Core Strategy (2015), the design principles set out in Appendix D of 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

- The proposed development, by reason of its excessive height, dominant form and incongruous design, would fail to preserve or enhance the setting of the Grade II listed building known as 60 The Green, Poulshot, Devizes. The proposal would result in less than substantial harm to the significance of the listed building, to which considerable importance and weight has been given.

No public benefits have been identified that would outweigh this harm. The proposal therefore fails to preserve the special architectural and historic interest of the heritage asset, contrary to the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policies 57 and 58 of the Wiltshire Core Strategy (2015), and Chapter 16 of the National Planning Policy Framework.

Informative

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

- PRE DEVELOPED AND AS DEVELOPED SITE PLAN AND LOCATION PLAN *4403-05-A* (Received 19/01/2026)
- AS DEVELOPED AND PRE DEVELOPED ELEVATION AND INDICATIVE SECTION *4403-06-A* (Received 19/01/2026)
- DESIGN HERITAGE & ACCESS STATEMENT relating to APPLICATION FOR FULL PLANNING PERMISSION & LISTED BUILDING CONSENT for RETENTION OF REPLACEMENT BOUNDARY FENCE at POND COTTAGE, 60 THE GREEN, POULSHOT, DEVIZES, SN10 1RT (Received 19/01/2026)
- Application Form (Received 19/01/2026)

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