

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/01489
Decision Date: 28/04/2026

Applicant:	Sarah Johnson 20 Norman Drive, Old Sarum, Wiltshire, SP4 6FP
Particulars of Development:	Proposed Garden Room for use incidental to the enjoyment of the house and retrospective approval for the realigned rear boundary fence.
At:	20 Norman Drive, Old Sarum, Salisbury, SP4 6FP

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 As part of planning permission reference 14/05623/FUL, a landscape buffer was secured along the north-eastern boundary of the housing. A visually permeable mesh fence was also secured. The intention of these measures was to soften the visual impact of the dwellings, and to provide a soft edge to the development as seen from the adjacent open countryside to the north.

The applicant has now removed most of the landscape strip and erected a (retrospective) close boarded fence along the residential boundary with the adjacent countryside. The proposed outbuilding would be located partially in the area of the landscaping strip. The effect of this proposal is that a hard urban edge has been provided with the open countryside to the north, which is readily visible from the adjacent long distance public pathway (the Monarch's Way).

The proposal is therefore contrary to the aims of the previous planning consent for the housing development and is unsympathetic to the character of the area and would detract from the visual amenity of the surrounding area. Whilst the adjacent field is currently subject to a live planning application for a housing development, this has yet to be determined and considered to be of limited weight as a material consideration in the consideration of the wider visual impact of this current proposal.

As such, the proposal is contrary to the aims of Core Policy 51 & 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.

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 \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-householder-planning-decision-overview)).