

The Town and Country Planning Act 1990 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Refusal of Permission in Principle

Application Reference Number: PL/2026/00219

Decision Date: 30/04/2026

Applicant:	Mr Nigel Sims
Particulars of Development:	Permission in Principle for Residential Development of 1 No Dwelling (Use Class C3)
At:	Land Adjacent Valentine House, Kingston Road, Shalbourne

In pursuance of their powers under the above Act, the Council hereby REFUSE Permission in Principle for the development referred to in the above application and plan submitted by you, for the following reason(s):

Refusal Reason

- 1 The application site is located outside the defined limits of development and within the Shalbourne Conservation Area. The change of use of the land from agricultural to residential would result in a permanent change to the character of this open site/gap. This open site/gap is an important part of the Conservation Area and forms a key part of the historic relationship between the site and the buildings on either side, including the Grade II listed 'Bee Keepers' and non-designated heritage asset Valentine House. Introducing a residential use in this location would erode the immediate setting and disrupt the way these identified heritage assets are experienced within the street scene which would cause less-than-substantial harm to the character and appearance of the Conservation Area and the setting of neighbouring heritage assets. The less than substantial harm demonstrated would not be outweighed by public benefits.

The proposed development, therefore, fails to comply with Core Policy 1, 2, 18, 57 and 58 of the Wiltshire Core Strategy 2015 and advice contained in the NPPF (including paragraphs 11, 212, 215, and 219 of the NPPF).

Informative

2 The application has been assessed against the following plans and documents:

- location plan *220407-01* (Received 12/01/2026)
- Planning Statement (Received 12/01/2026)

Nic Thomas - Director of Planning, Economy and Regeneration

1. Appeals

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, he/she may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990. Forms can be downloaded from the web site: www.planning-inspectorate.gov.uk or accessed via the Planning Portal: <http://www.planningportal.gov.uk/planning/appeals>.

Appeals must be made within 6 months of the date of the refusal. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted by the Local Planning Authority, having regard to the Statutory requirements, to the provisions of the Development Order, and to any Directions given under the Order. A copy of the appeal documents should be sent direct to the Council using the following email address: planningappeals@wiltshire.gov.uk.