



The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/00970
Decision Date: 01/05/2026

Applicant:	Mr and Mrs Cheston 22 Northern Road, Rodbourne Cheney, Swindon, Wiltshire, SN2 1NZ
Particulars of Development:	Rebuild barn and make the property a 2 storey building.
At:	Plants Farm, Chelworth Road, Cricklade, Swindon, SN6 6HE

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 scale, form, siting and design, would result in a form of development that fails to respond positively to the character, context and distinctiveness of the host dwelling and its setting. The proposal would appear visually incongruous, overly dominant and poorly proportioned and would result in a disproportionately large extension which would not respect the character and scale of the host property. It would appear tantamount to the size of a new dwelling and will not read as ancillary accommodation in relation to the main dwellinghouse.

As such, the proposal is 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 fails to demonstrate that it would avoid harm to biodiversity interests and protected species that may be present on or near the site. In the absence of an appropriate survey to demonstrate lack of harm or any required mitigation, the local planning authority cannot be satisfied that the proposal would not have an adverse effect on biodiversity.

As such, the development is contrary to Core Policy 50 of the Wiltshire Core Strategy (2015) and paragraph 193 of the National Planning Policy Framework, which require that planning decisions protect, mitigate, and where possible enhance biodiversity.

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