



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/2026/01902

Decision Date: 11/05/2026

Applicant:	Alexandra Flis 37 Primrose House, Swindon, SN25 1QY
Particulars of Development:	Permission in principle for new self-build single dwelling
At:	Land Adjoining No.13 Fairview, Bushton, Swindon, SN4 7PX

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 lies within the open countryside, in an unsustainable location that is poorly related to services, facilities and sustainable transport options, resulting in heavy reliance on private vehicle use and an unsustainable pattern of development. The proposal would extend built form into the countryside, eroding the openness of the existing rural setting.

As such, it conflicts with the spatial strategy of the Wiltshire Core Strategy, in particular Core Policies 1 and 2, and 60 and 61, as well as the sustainability objectives of the National Planning Policy Framework. The harm identified arises from the principle and location of the development and cannot be addressed through Technical Details Consent. Permission in Principle is therefore refused.

***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.