



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/01885
Decision Date: 13/05/2026

Applicant:	Mary Jemila Suresh The Corner Shop The Headlands, Downton, Wiltshire, SP5 3HH
Particulars of Development:	Retrospective application for condensing units to the rear of a property in a conservation area.
At:	The Corner Shop, The Headlands, Downton, Salisbury, SP5 3HH

In accordance with paragraph 39 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way. However, due to technical objections or the proposal's failure to comply with the development plan and/or the NPPF as a matter of principle, the local planning authority has had no alternative other than to refuse planning permission.

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** The proposed development includes fixed plant in the form of refrigeration units located to the rear of the shop. The fixed plant is positioned close to residential units.

Although a noise impact assessment has been provided it is not compliant with Wiltshire Council's Noise and Planning Technical Guidance (October 2023) and does not demonstrate that residential amenity would be adequately protected during nighttime operation. On this basis, the application contained insufficient information to the required level regarding the noise impact of the proposal to allow the Local Planning Authority to be reasonably sure that the proposal will not result in significant adverse effects on residential amenity. The proposal would therefore conflict with para 198 of the NPPF and Wiltshire Core Policy 57 (Ensuring high quality design and place shaping) which requires all development to have regard to

the impact on the amenities of existing occupants and ensuring that appropriate levels of amenity are achievable including the consideration of noise pollution.

Informative

This decision has been taken in accordance with the following plans and documents listed below:

Application form, received 20/03/2026

Existing and Proposed Plans, prepared by AJC Architectural Services, received 20/03/2026

3871_N01_EXT1, 11/03/2026 BS4142 Assessment, prepared by Hayes McKenzie Partnership Ltd, received 20/03/2026

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, they 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 six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a planning decision: Overview - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/appeal-a-planning-decision-overview)).