



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/02585
Decision Date: 10/06/2026

Applicant:	Mr Andrew Jackson c/o LPC (Trull) Ltd, Trull, Tetbury, Glos, GL8 8SQ
Particulars of Development:	Erection of two new build dwellings in the alternative to Application PL/2025/01981.
At:	Nables Farm, Upper Seagry, Chippenham, SN15 5HB

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 application site is within open countryside, and the submission does not provide clear evidence that the scheme meets the exceptions for rural residential development set out within Core Policy 48 of the Wiltshire Core Strategy. In particular, the proposal does not genuinely constitute the conversion or re-use of a rural building by virtue of the level of redevelopment and alteration proposed.

Refusal Reason

- 2 The development proposes an increased height, altered roof form, semi-detached form and overall architectural remodelling of an existing agricultural building. The level of demolition and re-development required to facilitate the amended design amounts to a substantial rebuild and reconstruction rather than a genuine conversion of the existing building. The proposal is tantamount to 2 new dwellings

and fails to respect the simple, functional character of the host building. The proposal would result in a dwelling which would fundamentally alter and erode the agricultural design of the building and fails to achieve a high standard of design by virtue of not responding positively to the countryside setting, contrary to the aims of Core Policy 51 and Core Policy 57 of the Wiltshire Core Strategy.

Refusal Reason

- 3** The development proposes a materially larger area of land to be brought into residential use when compared with the scheme granted prior approval under PL/2025/01981, introducing an expanded residential curtilage that incorporates additional areas of undeveloped land. The expansion represents unjustified encroachment into the open countryside which would erode the rural character and result in residential creep into the adjacent agricultural parcel, exacerbated by the perception and effects of domestic activity and paraphernalia, contrary to the aims of Core Policy 51 and Core Policy 57 of the Wiltshire Core Strategy.

Informative

- 0** - For the avoidance of doubt, the following plans and documents were considered in reaching this decision:

Application form, signed and dated 21.04.2026

Planning statement, prepared by LPC, WSLC.LPC2065, dated April 2026

Location Plan, LPC 2065 EX 409, dated February 2026, received 21.04.2026

Plan – Existing, LPC 2065 EX 403 A, dated November 2024, received 21.04.2026

Elevations – Existing, LPC 2065 EX 404 A, dated November 2024, received 21.04.2026

Site Plan – Proposed, LPC 2065 PR 410, dated February 2026, received 21.04.2026

West & North Elevations – Proposed, LPC 2065 PR 413, dated February 2026, received 21.04.2026

East & South Elevations – Proposed, LPC 2065 PR 414, dated February 2026, received 21.04.2026

Plan – Proposed Ground Floor, LPC 2065 PR 411, dated February 2026, received 21.04.2026

Plan – Proposed First Floor, LPC 2065 PR 412, dated February 2026, received 21.04.2026

- In reaching this decision, the Local Planning Authority has had full regard to the fallback position represented by the extant Class Q Prior Approval for the conversion of the two dwellings, as well as the acknowledged shortfall in the

Council's Housing Land Supply; however, given that the Class Q conversion is both practical and viable, the fallback position is understood to allow residential development to take place without the degree of harm arising from the proposed new-build form.

- On its website Wiltshire Council has made available statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance. The Council also offer a full suite of pre-application advice services; however, on this occasion, the application was unfortunately submitted without any meaningful pre-application discussions.

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)).