



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/02359
Decision Date: 25/06/2026

Applicant:	BluSkye Property Ltd C/O agent
Particulars of Development:	Conversion of Building (former blacksmiths) into dwelling (resubmission of PL/2025/05989)
At:	Blacksmiths Cottage, Pye Corner, Box, SN13 8ED

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 reasons:

Refusal Reason

- 1 The proposed dwelling would provide restricted outlook and limited private amenity space. The constrained nature of the plot, combined with limited daylight and lack of adequate external space, results in substandard living conditions for future occupants. This conflicts with Core Policy 57 of the Wiltshire Core Strategy and Section 12 of the NPPF, which require new development to provide good-quality internal and external living environments.

Refusal Reason

- 2 The creation of a separate dwelling and subdivision of an existing garden results in a form of development that is incongruous with the established pattern and character of the area.

While the existing building is traditional and the lane informal, the introduction of a second independent household on the plot, with separate domestic activity and limited private amenity space, produces a contrived form of backland development. This arrangement is not consistent with the historic pattern or intended function of the plot, and is harmful to the visual and functional character of development along this lane. The proposal therefore conflicts with Core Policy 57 of the Wiltshire Core

Strategy and Section 12 of the NPPF, which seek well-designed places that respect local character.

Informative

For the avoidance of doubt, the assessment of the scheme has been made against and with regard to the following plans and documents:

Location Plan PL04 received 13 April 2026

Proposed Floor and Roof Plans PL05 received 13 April

Proposed Site Plan PL07 received 13 April 2026

Planning and Design Statement received 13 April 2026

Proposed Elevations PL06 received 13 April 2026

Existing Floor and Roof Plan PL01 received 13 April 2026

Existing Elevations received 13 April 2026

Existing Site Plan PL03 received 13 April 2026

Bat Report April 2026 received 13 April 2026

Application form received 13 April 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)).