



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/00630
Decision Date: 25/06/2026

Applicant:	Mr D Hillier C/O Agent, Bodenham House Barn, Bodenham, Salisbury, Wiltshire, United Kingdom, SP54EN
Particulars of Development:	Demolition of the existing porta cabin building and the construction of a pair of semi-detached dwellings, landscaping and associated works.
At:	Durrington Library, 75 Bulford Road, Durrington, Salisbury, SP4 8EU

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, by virtue of its two storey design, height, scale, bulk and massing would result in a large, visually intrusive and incongruous form of development that fails to respect the prevailing character of the immediate locality, which is defined by modest, set-back and predominantly single-storey built form within this part of Bulford Road.

The proposal would appear overly prominent within the street scene, particularly due to the visibility of its substantial side gable elevations, and would fail to

integrate satisfactorily with its surroundings or contribute positively to local distinctiveness.

The development therefore fails to achieve a high standard of design and does not contribute positively to local character or create a strong sense of place, as it does not draw upon or complement the established context of the application site and its immediate surroundings; contrary to Core Policy 57 (criteria i, iii and ix) of the Wiltshire Core Strategy and paragraphs 131 and 135 (a, b and c) of the National Planning Policy Framework.

Refusal Reason

- 2** The proposed development, by virtue of its height, bulk, massing and proximity to the shared boundary, would introduce a dominant and overbearing built form when viewed from the front garden and principal outlook of No. 73 Bulford Road.

This would result in a harmful overbearing and unneighbourly impact on outlook and the amenity currently enjoyed by the occupiers of that property, materially diminishing the quality of their living environment.

The proposal is therefore contrary to Core Policy 57 (criterion vii) of the Wiltshire Core Strategy and paragraph 135 (f) of the National Planning Policy Framework

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)).