



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2024/11095
Decision Date: 17/07/2026

Applicant:	Mr and Mrs J and K Bamber C/O Agent, C/O Agent, C/O Agent, BA1 1BT
Particulars of Development:	The erection of a self build dwelling and associated works
At:	Greenacres, Blounts Court, Potterne, Devizes, SN10 5QF

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 is located outside the defined Limits of Development, within an area designated as open countryside where new housing is strictly controlled. The proposal does not fall within any of the categories of development supported under Core Policy 2 of the Wiltshire Core Strategy, nor has it been demonstrated to meet an essential or overriding need for a countryside location.

In the absence of such justification, the proposal would result in the encroachment of residential development into the countryside, in a location that is not well-related to an existing settlement and where access to everyday services and facilities would be limited, thereby failing to promote sustainable patterns of growth.

The development would therefore conflict with the settlement strategy set out in Core Policies 1 and 2 of the Wiltshire Core Strategy, which seek to direct new housing to the most sustainable settlements, and would undermine the plan-led distribution of development. As such, the proposal is also contrary to the aims of the National Planning Policy Framework in promoting sustainable development and supporting a spatial strategy-led approach to housing delivery.

Refusal Reason

- 2** The proposed dwelling, by virtue of its siting in close proximity to the shared boundaries with Nos. 55 and 56 Blounts Court, together with the elevated site levels, increased finished floor levels and the height, scale and massing of the building, would result in a dominant and overbearing form of development when viewed from the principal habitable rooms and private amenity areas of these neighbouring properties.

The combined effect of these factors would lead to a material loss of outlook and an increased sense of enclosure, and would also result in harmful overshadowing of adjacent private amenity space, adversely affecting the living conditions of the occupiers.

The proposal therefore fails to provide an acceptable standard of residential amenity and is contrary to Core Policy 57 of the Wiltshire Core Strategy, which seeks to ensure that development does not have an unacceptable impact on neighbouring amenity, and paragraph 135(f) of the National Planning Policy Framework, which requires development to provide a high standard of amenity for existing and future users.

Refusal Reason

- 3** The proposed development, by reason of its excessive scale, bulk and massing, together with its design and appearance, would result in a form of development that is materially larger and more prominent than the prevailing built form in the surrounding area, which is characterised by modestly scaled buildings with consistent proportions, spacing and building lines.

As a consequence, the development would appear visually dominant and incongruous within the street scene, failing to respect the established pattern of development, grain and local distinctiveness of the area. In particular, the proposal fails to accord with established design principles which require development to respond positively to its context in terms of scale, layout and relationship to neighbouring plots.

The proposal would thereby erode the character and appearance of the locality and fail to achieve a high standard of design. In the absence of overriding material considerations, the development is therefore contrary to Core Policy 57 of the Wiltshire Core Strategy, the Wiltshire Design Guide, and paragraphs 135 and 139 of the National Planning Policy Framework.

Informative

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For the avoidance of doubt, the plans and supporting documents considered in this refusal are as follows:

Title	Description	Received Date
Tree Protection Plan	.	4 December 2024
Tree Report	.	4 December 2024
Tree Survey BC Appendix 8.1	.	4 December 2024
Planning Statement	.	4 December 2024
Existing Block Plan	.	18 December 2024
GCN Report	.	29 October 2025
Preliminary Ecological Assessment Report	.	29 October 2025
Proposed Elevations 03 Plan	2601_07_Rev A	30 January 2026
Proposed Block Plan	2601_01_Rev B	30 January 2026
Proposed Sections 02 Plan	2601_09_Rev A	30 January 2026
Proposed Elevations 01 Plan	2601_05_Rev A	30 January 2026
Proposed Ground Floor Plan	2601_02_Rev A	30 January 2026
Proposed Elevations 02 Plan	2601_06_Rev A	30 January 2026
Supporting Document	Rev C	30 January 2026
Proposed Roof Plan	2601_04_Rev A	30 January 2026
Proposed First Floor Plan	2601_03_Rev A	30 January 2026
Proposed Sections 01 Plan	2601_08_Rev A	30 January 2026
Location Plan	.	31 March 2026

Nic Thomas - Director of Planning, Economy and Climate

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)).