



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/02193
Decision Date: 23/07/2026

Applicant:	Mr Jason Strickland c/o Agent, c/o Agent, c/o Agent, c/o Agent, c/o Agent, c/o Agent
Particulars of Development:	Demolition of an existing agricultural barn (which has prior approval for conversion to two dwellings under Class Q permitted development) and the erection of two detached self-build dwellings.
At:	Barn at Lively Farm, West Ashton, Trowbridge, BA14 6AU

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 would result in dwellings of incongruous and unsympathetic domestic design, scale and massing that would not reflect the rural and agricultural character of the site and its surroundings. This would result in harm to the character of the local area as well as the wider landscape character. This would be contrary to CP51 and CP57 of the Wiltshire Core Strategy and section 12 of the NPPF. The identified harm has not been outweighed by any benefits of the scheme, especially given the fallback Class Q position would yield the same benefits without resulting in harm to the local and landscape character.

Informative

- 2** The development hereby refused has been considered with reference to the following submitted plans and documents:

Application Forms, Drawing Nos. 01 Rev A (Location Plan), Topological Survey, 05 Rev B (Approved Class Q Plans), 05 Rev C (Site Layout Plan – Proposed), 02 Rev B (Site Layout Plan – Existing) received on 1st April 2026

Drawing No. 06 Rev B (Proposed Plans) received on 15th April 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)).