



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/04305
Decision Date: 02/09/2026

Applicant:	Mr. and Mrs. Kishere Coombe Down Farm Blandford Road Coombe Bissett Wiltshire SP5 4LJ
Particulars of Development:	Change of use of land to ancillary garden land associated with the existing residential accommodation.
At:	Coombe Down Farm, Blandford Road, Coombe Bissett, SP5 4LJ

In accordance with In accordance with policy DM3 (1)(a) 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 change of use of agricultural land to residential garden land would result in the unjustified encroachment of domestic use, activity and associated domestic paraphernalia into the open countryside and the Cranborne Chase National Landscape, to the detriment of its existing undomesticated character. The only dwelling on the site is a one-bedroom flat that is tied to the associated commercial use, and no justification has been provided to demonstrate a need for a garden of the scale proposed, particularly given its physical separation from the associated residential accommodation. The proposal would erode the rural character and scenic quality of the landscape, fail to conserve and enhance the natural beauty

and special qualities of the National Landscape and represent an unjustified extension of residential curtilage into the countryside. The proposal also fails to demonstrate exceptional circumstances or benefits that would substantially outweigh the identified harm. The proposal is therefore contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy, Policies EDH1 and EDH3 of the Coombe Bissett and Homington Neighbourhood Plan and Policies S5, N2, N4 and DP3 of the National Planning Policy Framework (2026)

Informative

- 1 For the avoidance of doubt the documents and plans considered in reaching the above decision

Application form

Planning Statement

Location plan and site plan Drg no 26/56/D1

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)).