

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/00819
Decision Date: 04/09/2026

Applicant:	Mr & Mrs Wright Radnor House The Headlands, Downton, Wiltshire, SP5 3HJ
Particulars of Development:	Alterations to outbuilding to provide ancillary accommodation at first floor level
At:	Radnor House, The Headlands, Downton, Salisbury, SP5 3HJ

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 upward extension of the existing outbuilding, by reason of its increased bulk, massing and non-traditional roof form, would unacceptably alter the character of the building and significantly increase its prominence within the curtilage of Radnor House. The development would erode the established subordinate relationship between the outbuilding and the principal Grade II listed dwelling, disrupting the historic hierarchy between the listed building and its outbuilding and resulting in less than substantial harm to the significance of the designated heritage asset through its setting.

The identified heritage harm is not outweighed by any public benefits arising from the proposal. The proposal would therefore fail to preserve the significance and setting of the Grade II listed building and conflicts with the statutory duty contained within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Core Policy 58 of the Wiltshire Core Strategy and Policies HE4, HE5 and HE6 of the National Planning Policy Framework.

Informative

2 Informative

The plans and documents considered in reaching the decision are as follows:

- Proposed elevations and floor plan (Dwg.04-rev F) – date received: 12/06/2026
- Location plan – (Dwg.01) – date received: 05/02/2026
- Block plan – (Dwg.02) – date received: 05/02/2026

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, he 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 12 weeks of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - [Appeal a householder planning decision: Overview - GOV.UK \(www.gov.uk\)](#)).