



The Town and Country Planning Act 1990
Refusal of Full Planning Permission
Application Reference Number: PL/2026/03819
Decision Date: 04/09/2026

Applicant:	Ms Lisa Crowe 1 The Bungalow, Longfield House, Mortimer Street , Trowbridge, UK, BA14 BG
Particulars of Development:	Use of land for personal domestic storage
At:	Land near Homeleigh, Dunkirk Hill, Rowde, Devizes SN10 2LU

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 proposed use of part of the site for the storage of domestic household items, separate from and unrelated to both the applicant's dwelling and the authorised dog exercise field, would result in the establishment of an isolated domestic use within the open countryside. The proposal does not comprise a form of countryside development supported by Policy S5(1) of the National Planning Policy Framework and no exceptional circumstances have been demonstrated to justify the development under Policy S5(4). As an unsupported domestic use in a rural location, the proposal would conflict with the spatial strategy which seeks to direct development to sustainable locations and restrict unjustified development in the countryside. The proposal is therefore contrary to Core Policies 2 and 57 of the Wiltshire Core Strategy and Policy S5 of the National Planning Policy Framework.

Refusal Reason

- 2** The use of the land for personal domestic storage, together with the associated enclosure and stored materials, represents an inappropriate domestic encroachment into the open countryside. The development has introduced a domestic use, appearance and associated paraphernalia into an area characterised by its open and undeveloped rural character, resulting in an urbanising and domesticising influence that appears visually incongruous within the surrounding landscape. By reason of the enclosure, storage use and associated materials, the proposal fails to conserve the character, appearance and environmental qualities of the countryside and erodes the rural landscape character of the area. The development therefore fails to respond positively to its setting and is contrary to Core Policies 51 and 57 of the Wiltshire Core Strategy, Policy N2 of the National Planning Policy Framework, which requires development to safeguard landscape character and the natural beauty of the countryside, and the Wiltshire Design Guide.

Refusal Reason

- 3** Insufficient ecological information has been submitted to enable the Local Planning Authority to properly assess the effects of the development on the stream and its associated habitat located within or adjacent to the development site. In the absence of a suitably detailed ecological assessment, the Local Planning Authority is unable to determine the ecological value of the watercourse, whether it constitutes or contributes to priority habitat, or whether it supports protected or notable species, including water vole, nesting birds and reptiles. Consequently, it has not been demonstrated that the development would avoid unacceptable harm to biodiversity interests or that any necessary avoidance, mitigation or compensation measures could be secured. The proposal therefore fails to demonstrate compliance with Core Policy 50 of the Wiltshire Core Strategy and Policy N2 of the National Planning Policy Framework.

Informative

- 4** Informative: The third reason for refusal relates solely to insufficient ecological information. This reason may be capable of being overcome through the submission of an Ecological Assessment and supporting information that satisfactorily addresses the issues identified in Reason 3. Any future application would be assessed on its own merits.

Informative

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

Title	Description	Received Date
Location Plan	.	16 June 2026
Proposed Site Plan	1052 PL-B	20 July 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)).