

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/05383
Decision Date: 07/10/2026

Applicant:	E Avdullari 30 Lynchets Road Amesbury Salisbury SP4 7JA
Particulars of Development:	Retrospective Detached Garage
At:	30 Lynchets Road, Amesbury, Salisbury, SP4 7JA

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

- The proposed development, by reason of its two-storey scale, height, form, massing and siting, would result in a visually incongruous, overly dominant and poorly proportioned form of ancillary development which fails to respond positively to the character, context and distinctiveness of the host dwelling and surrounding area. Whilst the proposed removal of the dormer, external entrance door, porch and first-floor windows would reduce the residential appearance of the building, these alterations would not overcome the fundamental harm arising from its overall scale, bulk and two-storey form. The proposal would therefore detract from the character and visual amenity of the surrounding area, contrary to Core Policy 57 of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions of the National Planning Policy Framework.

Refusal Reason

- The proposed development, by reason of its two-storey scale, height, massing, siting and proximity to neighbouring residential properties and their private amenity areas, would result in an unacceptable overbearing impact and adverse effect upon neighbouring outlook and residential amenity. Whilst the removal of all first-floor windows and the dormer would address the previously identified overlooking concerns, these alterations would not adequately mitigate the effects arising from

the overall scale and massing of the building. The proposal would therefore fail to safeguard the reasonable living conditions of neighbouring occupiers, contrary to Core Policy 57(vii) of the Wiltshire Core Strategy, Appendix D of the Wiltshire Design Guide and the relevant provisions of the National Planning Policy Framework.

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 \(www.gov.uk\)](#)).