

The Town and Country Planning Act 1990
Refusal of Householder Planning Permission
Application Reference Number: PL/2026/02332
Decision Date: 07/10/2026

Applicant:	Mr M Cullimore Kent End Farm Kent End, Ashton Keynes, Wiltshire, SN6 6PF
Particulars of Development:	Demolish of Existing Garage for storage of Vehicles and Replace with a larger Garage for storage of Vehicles.
At:	Kent End Farm, Kent End, Ashton Keynes, Swindon, SN6 6PF

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, by reason of its scale, location, siting and intended use for the storage and maintenance of vehicles, tractors and associated equipment, would not constitute development incidental to the enjoyment of the dwellinghouse. The building would replace an existing structure located within the farmyard complex, be accessed via the farm drive, and extend into part of the residential curtilage. By virtue of its location within and functional relationship to the wider farmyard, rather than the domestic curtilage of the dwellinghouse, the proposal cannot reasonably be regarded as householder development. Accordingly, the proposal does not fall within the definition of "householder development" contained in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and has not been submitted under the appropriate application type. Planning permission is therefore refused.

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