



REFUSAL OF PLANNING PERMISSION

Application Number: S/24/1065/JP **Parish:**Wroughton
Ward: Wroughton And Wichelstowe
Proposal: Erection of a detached dwelling and associated works.

Site Address: 25 Wharf Road, Wroughton Swindon SN4 9LF

Agent:	Applicant:
Mr Neil Armstrong	Mr William Evans
Neil Armstrong Architectural Services	30 Roman Way
31 Church Ground	Lechlade
South Marston	GLOS
Swindon	GL73BP
SN3 4FL	

Reasons for Refusal

1. The proposed new dwelling with rear garden & associated boundary works would appear as an incongruous and dominant form of built development through the loss of existing open side space for the dwelling at 25 Wharf Road, to the detriment of local character and appearance. The proposed development would be contrary to policy DE1 of the Swindon Borough Local Plan, the Swindon Residential Design Guide SPD and section 12 of the National Planning Policy Framework.

2. By way of the subdivision of the application site's residential plot to accommodate the proposed new dwelling with associated site works on a confined southern part of the application site, the proposed development would give an appearance of being cramped and overdeveloped to the detriment of the character and appearance of the area. The proposal is therefore contrary to policy DE1 of the Swindon Borough Local Plan, the Swindon Residential Design Guide SPD and section 12 of the National Planning Policy Framework.

3. Insufficient information has been provided with the proposed residential scheme to show that overall Biodiversity Net Gain would be achieved, having regard to the baseline ecological value of the application site prior to the removal of its previously standing tree & shrubbery landscaping on its southern and eastern boundaries. The proposal is deemed to be contrary to policy EN4 of the Swindon Borough Local Plan and section 15 of the NPPF.

Informatives

1. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil and <https://www.gov.uk/guidance/community-infrastructure-levy> and <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL> . To avoid additional financial penalties the requirements of the impact of CIL and correct process must be managed before development is commenced and subsequently where relevant payment made in accordance with the requirements of the CIL Demand Notice(s) issued. Information on possible exemptions that may be capable of being applied for and all the forms can be found at these links. Note: CIL remains relevant in the event that planning permission is allowed or relevant development is permitted by Planning Appeal.

2. This refusal decision is in respect of the following refused plans, as received by the Local Planning Authority and logged on Swindon Borough Council's digital Public Access planning applications depository system on 12th September 2024:* The 1:1250 Location Plan, with the drawing number 'Y23-124-3';* The Survey of Existing combined plans drawing set, with the drawing number 'Y23-124-1';* The Proposed New Dwelling combined plans drawing set, with the drawing number 'Y23-124-2';* The Visibility Splays drawing set, with the drawing number '01';* The Topographical Site Plan, with the drawing number '26430-200-02 Rev F', and;* The Proposed Landscaping plan, with the drawing number 'P24-1932_EN_01'.

**Authorised by Richard Bell,
Director Of Strategic Development And Growth**



Decision Dated:
18th November 2024

Town and Country Planning Act 1990

Refusal of Permission for Development

The Local Planning Authority HEREBY REFUSE TO GRANT PLANNING PERMISSION for the development proposed in the application for the reasons set out in the schedule (see overleaf).

“The Local Planning Authority”, and “the application” referred to above, are those described in the schedule overleaf.

Notes

If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within **6 months** of the date of the decision. Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/appeal-planning-decision>

If the permission to develop land is refused and the owner of the land claims that the land has become incapable of reasonable/beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that his interest in the land be purchased in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.