

THE SCHEDULE

**Name of Local Planning Authority: NORTH WILTSHIRE DISTRICT COUNCIL
Monkton Park, Chippenham, Wiltshire, SN15 1ER**

NAME & ADDRESS OF AGENT:	BRIEF DETAILS OF APPLICATION IN THE PARISH OF CLYFFE PYPARD:
LPC (Trull) Ltd Trull Tetbury Gloucestershire GL8 8SQ	CONVERSION OF BARN TO RESIDENTIAL ACCOMMODATION
NAME & ADDRESS OF APPLICANT:	LOCATION:
Mrs R. Tate Coles Farm Cleverton Malmesbury SN15 5BT	The Stables Adj The Orchard Wood Street Clyffe Pypard Swindon
Application Dated: 27.09.2004	Application Registered: 27.09.2004
Permission Refused: 22.11.2004	

REFUSED FOR THE FOLLOWING REASONS:

1. The existing building by reason of its poor physical appearance is not considered suitable for conversion to a dwelling in the countryside. It is apparent that extensive alteration works have been carried out to the structure of this building, without planning permission, in an attempt to make the general design of the building more suitable for conversion. This demonstrates both an abuse of the planning system and the amount of alteration that would be required as part of any conversion. The proposal would be contrary to the requirements of Policy RH12, due to the nature of the existing structure and amount of alteration that would be required for its conversion. The form and appearance of the building does not respect the rural character and appearance of its surroundings and its existence is not considered to be sufficient justification to allow its conversion in the countryside. The proposal is contrary to Policy RH12 of the North Wiltshire Local Plan and the guidance contained within PPS 7 Sustainable Development in Rural Areas.
2. The proposal, located remote from services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of Planning Policy Guidance Note 13 which seeks to reduce growth in the length and number of motorised journeys.
3. The traffic generated from this proposal would use a road which by virtue of its function in the highway network and its inadequate width, alignment and junctions, is considered unsuitable to accommodate the increase in traffic from this development and that for which it would set a precedent.
4. The site has insufficient frontage to the south east and north west to enable an access to be satisfactorily laid out incorporating the necessary visibility splays which are essential in interests of highway safety.

C. H. Percod

Implementation Team Leader
Development Control, Listed Buildings & Landscaping

Date: 22nd November 2004
