Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2022/07841

Decision Date: 16 December 2022

Applicant:	Mr & Mrs Jackson 1 Silverless Street, Wiltshire, Marlborough, SN8 1JQ
Particulars of Development:	Demolition of existing bungalow and construction of replacement dwelling and associated landscape works.
At:	LONG SUMMERS, CROSS LANE, MARLBOROUGH, SN8 1LA

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 38 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

Conditions: (11)

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Dwg Ref: 2208/ 1_201 SURVEY - Floor Plans
- Dwg Ref: 2208/ 1_301 SURVEY - Elevations_1
- Dwg Ref: 2208/ 1_302 SURVEY - Elevations_2
- Dwg Ref: 2208/ 1_401 SURVEY - Sections
- Dwg Ref: 2208/ 3_001 EXISTING - Location Plan
- Dwg Ref: 2208/ 3_101 EXISTING - Site Plan
- Dwg Ref: 2208/ 3_201 PROPOSED - Site and Roof Plan

- Dwg Ref: 2208/ 3_202 PROPOSED - Ground Floor Plan
- Dwg Ref: 2208/ 3_203 PROPOSED - First Floor Plan
- Dwg Ref: 2208/ 3_301 PROPOSED - Elevations_1
- Dwg Ref: 2208/ 3_302 PROPOSED - Elevations_2
- Dwg Ref: 2208/ 3_303 PROPOSED - Elevations_3
- Dwg Ref: 2208/ 3_304 PROPOSED - Elevations_4
- Dwg Ref: 2208/ 3_401 PROPOSED - Sections_1
- Dwg Ref: 2208/ 3_402 PROPOSED - Sections_2
- Dwg Ref: 2208/ 3_403 PROPOSED - Sections_3

REASON: For the avoidance of doubt and in the interests of proper planning.

3 Prior to the commencement of development (including any works of demolition), Construction Management Statements shall be submitted to and approved in writing by the Local Planning Authority to cover the demolition phase and the construction phase of the development hereby approved. Each statement will need to include the relevant points below dependant on whether it is the construction or demolition phase:

1. the parking of vehicles of site operatives and visitors;
2. Number and size of delivery vehicles/ construction vehicles
3. loading and unloading of plant and materials;
4. storage of plant and materials used in constructing the development;
5. wheel washing facilities;
6. measures to control the emission of dust and dirt during construction;
7. a scheme for recycling/disposing of waste resulting from demolition and construction works; and
8. measures for the protection of the natural environment.
9. hours of construction, including deliveries;
10. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion.

The development shall not be carried out otherwise than in accordance with the approved construction method statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

4 No development shall commence on site above the ground floor slab level until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

5 The development shall not be occupied until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include a detailed planting specification showing all plant species, supply and planting sizes and planting densities.

REASON: To secure biodiversity enhancement in accordance with paragraph 180 of the National Planning Policy Framework.

6 No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of ecology.

7 No demolition, site clearance or development shall commence on site until the tree protection measures as set out in the Arboricultural Impact Assessment by SJ Stephen Associates and dated 23rd September 2022 have been installed on site.

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

8 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part

of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

9 The windows in the north east elevation shall be glazed with obscure glass only to an obscurity level of no less than level 3 and permanently fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

10 The mitigation measures detailed in the approved Ecological Assessments by Syntegra Consulting and dated August 2022 and October 2022 shall be carried out in full prior to the first bringing into use/ occupation of the development and/or in accordance with the approved timetable detailed in the Ecological Assessment.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

11 No part of the development hereby permitted shall be first occupied until the turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety

Parvis Khansari **- Corporate Director, Place**

NOTES

1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);

1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).

2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, 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 six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - http://www.planningportal.gov.uk/planning/appeals).