Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2021/11863

Decision Date: 23 February 2022

Applicant:	Step Associates Limited 3rd Floor, Cross Keys House, 22 Queen Street , Salisbury, Wiltshire, SP1 2PH
Particulars of Development:	Conversion of an agricultural building to a single dwellinghouse
At:	Riverdale Farm, Church Lane, Lower Fyfield, Wiltshire, SN8 1PY

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

Conditions

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 drawings and details:

Existing Elevations and Floor Plan KCC3003/01
Proposed Elevations and Floor Plan KCC3003/02
Proposed Mezzanine Floor Plan KCC3003/03
Site Plan KCC3003/04
Block Plan (Rev. A) KCC3003/05A

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

3 i) Prior to the commencement of development there shall have been submitted to and approved in writing by the local planning authority details of the structural components and external materials of the existing building to be retained in the development.

ii) The development shall not be carried out other than in accordance with the so-approved details.

REASON
To ensure that the development makes use of the existing building fabric in the interests of sustainability.

4 i) There shall be no use of new external materials in the development hereby permitted until full details of any new materials and finishes to be used for the external walls and roof of the dwelling have been submitted to and approved in writing by the local planning authority.

ii) The development shall not be carried out other than in full accordance with the so-approved details.

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

INFORMATIVE
The details to be submitted under this condition shall include for example, product literature and photographic examples (submitted electronically in pdf format) and shall not include links to manufacturer/ vendor web sites. If requested (for example in the event of the submitted details being inadequate) samples of materials and finishes are to be made available for inspection on the development site.

5 i) Prior to the first occupation of the dwelling or its substantial completion (whichever is the sooner) there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:

a) all hard and soft surfacing materials,

b) means of enclosure, (including details of any existing fencing to be retained),

c) a detailed planting plan and specification showing all plant species, supply and planting sizes and planting densities,

ii) All so-approved planting shall be carried out in the first planting and seeding season following the first occupation of either building or the substantial completion of the development whichever is the sooner.

iii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

iv) 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.

v) All hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation 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 within the North Wessex Downs AONB.

6 Notwithstanding the provisions of Classes A and B of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of the dwelling hereby permitted.

REASON
In the interests of the rural character of the area within the North Wessex Downs AONB.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other outbuildings shall be erected anywhere on the application site on the approved plans without express planning permission granted by the local planning authority, and there shall be no works carried out to repair the existing outbuilding other than in accordance with details first to have been submitted to and approved in writing by the local planning authority.

REASON
To safeguard the character and appearance of the area and due to lack of details provided of the works proposed to the existing outbuilding.

INFORMATIVE
Any proposals to reconstruct or replace the existing outbuilding rather than simply repair it, will require express planning permission.

8 i) The development hereby permitted shall not be first occupied until the first 2m of the access, measured from the edge of the carriageway has been consolidated and surfaced (not loose stone or gravel).

ii) The access shall be maintained as such thereafter.

REASON
In the interests of highway safety.

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.

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).