

The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/01034

Decision Date: 07 July 2023

Applicant: Mr Jonathan Webber
Sorrel Cottage , South Street, Broad Chalke, Wiltshire,
SP5 5DN

Particulars of Development: Address defects, replace existing single-storey extension
and replace existing garage with new timber framed
building

At: SORREL COTTAGE, SOUTH STREET, BROAD
CHALKE, SALISBURY, SP5 5DN

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: (9)

- 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 2.The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing Location and Site Plan ref: 486 P.01 Date Received: 09/02/2023
Location and Proposed Site Plans ref: 486 P.02 Date Received: 15/06/2023
Existing Elevations, Plans and Section ref: 486 P.03 Date Received: 09/02/2023
Proposed Elevations, Plans and Section ref: 486 P.04 Date Received: 15/06/2023
Proposed Garage Elevations, Plans and Section ref: 486 P.08A Date Received: 05/07/2023
Proposed Site Elevations ref: 486 P.09 Date Received: 15/06/2023

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

- 3 Materials to be used in the construction of the works hereby permitted shall be as stated on the application form, with plain clay tiles to be implemented on the roof of the side and rear extensions, and brick and flint panel on the external surfaces.

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

- 4 The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

- 5 The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety

- 6 The stone salvaged from the existing extension is to be used in the rear wall of the flat-roof extension, and any repairs or replacement of lathe and plaster ceilings are to be undertaken with lathe and plaster.

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

- 7 No works shall commence on site until details of the front facing dormer has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, details of heads, sills and lintels, elevations at a scale of not less than 1:10 and horizontal/vertical frame sections (including sections through glazing bars) at not less than 1:2. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

- 8 No works shall commence on site until the details of the roof construction to the replacement rear extension has been submitted and approved in writing to the Local Planning Authority. The submitted details shall include eaves and abutment details at a scale of not less than 1:10. The works shall be carried out in accordance with the approved details.

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the east elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

Informatives: (1)

The application may involve an extension to the existing vehicle access. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at <http://wiltshire.gov.uk/highways-streets> to make an application.

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>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk