TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

NOTIFICATION OF PLANNING DECISION

Application Reference Number: S/2011/1623/FULL

Name and address of agent:	Name and address of applicant:
Archidraft Design The Studio 202 Bulford Road Durrington Salisbury SP4 8HB	Mr Bryan Simpson 109 Avondown Road Durrington Salisbury SP4 8JE

Particulars of Development:	FULL PLANNING Conversion and extension to existing garage to create annexe
At:	109 Avondown Road Durrington Salisbury

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), subject to compliance with the condition(s) specified below :-

Permission granted for the following reason:

Subject to an occupancy condition restricting the annexe to be used as ancillary accommodation only, the development would be acceptable in principle, would have no significant impact in design terms, and would not result in any significant overshadowing, overdominance or overlooking to the neighbouring properties. The development would therefore accord with the aims and objectives of the development plan, having regard in particular to Local Plan policies G2, D3, H16 and H33.

And Subject to the following CONDITION (S):

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 section 51 (1)of the Planning and Compulsory Purchase Act 2004 (0004 AMENDED)

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
Reason: To ensure that the proposed extension will satisfactorily harmonise with the external appearance of the existing building- D3

3. This development shall be in accordance with the submitted drawings A2604/01, A2604-02 rev B (showing the removal of the porch) deposited with the Local Planning Authority on 28/10/11, unless otherwise agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt.

4. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 109 Avondown Road.

Reason: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling- Policy H33

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), there shall be no additions, extensions or enlargements of the annexe hereby permitted and no additional window, door, dormer window or rooflight shall be inserted in the development hereby permitted.
Reason: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions, enlargements or alterations- Policy G2

6. The rooflights in the annexe shall be glazed with obscure glass only and permanently fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained as such at all times thereafter.
Reason: In the interests of residential amenity and privacy- Policy G2

Signed:



Director for Development Services

Decision Date 06/12/2011

WILTSHIRE COUNCIL

Town and Country Planning Act 1990

PERMISSION FOR DEVELOPMENT

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 district 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. In particular the applicant is reminded of the following matters:-

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 footpath;

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 public highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD.

(It is the responsibility of the applicant to ascertain whether his development affects any public right of way or listed building.)

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. (Appeals must be made on a form which is obtainable from the Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0117 372 8000). The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

3 Purchase Notices. If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4 Compensation. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

5. Discharge of Conditions. The Government introduced new fees for the discharge of planning conditions from 6th April 2008. The fee is payable per request and not per condition. The fee chargeable is £25 per request for householder development and £85 per request for all other types of development. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1 APP forms which are available on the Councils Website or the Planning Portal.

You are advised that the as local planning authority has up to 12 weeks to consider the request, that you apply well in advance of when you intend to start work .