Wiltshire Council

# The Town and Country Planning Act 1990

## Approval of Full Planning Permission

## Application Reference Number: PL/2023/05532

## Decision Date: 21 August 2023

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| **Applicant:** | Mr Steve Morley<br>46 Whittonditch Road, Ramsbury, Wiltshire, SN8 2PY |
| **Particulars of Development:** | Subdivide the existing house into a four-bed dwelling and a one-bed dwelling, with associated curtilages and parking |
| **At:** | 46 Whittonditch Road, Ramsbury, Marlborough, SN8 2PY |

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.

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.

**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:

- Existing elevations ref. 02D.
- Existing floorplans ref. 03C.
- Location plan and existing block and site plans ref. 04B.
- Proposed elevations ref. 05D.
- Proposed floorplans ref. 06C.
- Location plan and block plan ref. 07D.
- Proposed curtilage plan ref. 08D.
- Proposed block plan curtilage split ref. 09B.
- Proposed curtilage plan with ecological enhancements ref. 10D.
- Parking plan ref. 11D.

- Cycle storage plan ref. 12D.
- Four-bed unit bin storage ref. 13D.

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans.
REASON: in the interests of visual amenity and the character and appearance of the area.

4 No part of the development hereby permitted shall be first brought into use until the access and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.
REASON: in the interests of highway safety.

5 Notwithstanding the approved plans, details of at least one EV charging point to serve each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The charging points shall be installed prior to the first occupation of the development hereby approved and shall be retained thereafter.
REASON: to ensure the delivery of EV charging points.

6 The development hereby permitted shall not be first brought into use until the whole of the parking area 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

7 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.
REASON: to ensure that the highway is not inundated with private water.

8 The ecological enhancement measures detailed on the approved plans shall be carried out in full and completed within three months of the development hereby approved commencing. The ecological enhancement measures that thereafter been retained and maintained for the lifetime of the development.
REASON: to ensure the delivery of ecological enhancement measures.

9 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), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.
REASON: in the interests of the amenity of the area; to retain sufficient external amenity space

to serve the dwellings; and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

10 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 ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.
REASON: in the interests of the amenity of the area and to retain sufficient external amenity space to serve the dwellings.

11 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), there shall be no further openings in eastern roof slope of the one-bed unit hereby approved. The existing rooflights in this roof slope shall be remain obscure glazed.
REASON: in the interests of neighbour amenity.

**Informatives:** (3)

12 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowner's consent before such works commence.
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

13 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

14 The application involves an extension to the existing dropped kerb. 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. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent. Please contact the Drainage Team at Drainage@wiltshire.gov.uk.

*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