Wiltshire Council

The Town and Country Planning Act 1990

Application Reference Number: PL/2023/04672

Decision Date: 22 August 2023

Applicant:	Mr & Mrs White 6 Clearwood, Dilton Marsh, Wiltshire, BA13 4BD
Particulars of Development:	Construction of new garage, annex and store as well as extension of existing drive (resubmission of PL/2023/00638)
At:	6 Clearwood, Dilton Marsh, Westbury, BA13 4BD

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 plans and documents:

Location and Site Plan DWG No 2236.03.01
Existing Ground Floor Plan DWG No 2236.03.02
Existing First Floor Plan DWG No 2236.03.03
Existing Sections S01 & S02 DWG No 2236.03.04
Existing South and West Elevations DWG No 2236.03.05
Existing North and East Elevations DWG No 2236.03.06
Existing Site Layout DWG No 2236.03.08
Proposed Ground Floor Plan DWG No 2236.03.09
Proposed First Floor Plan DWG No 2236.03.10
Proposed Garage Sections S01 & S02 DWG No 2236.03.11 Rev A
Proposed South and West Elevations DWG No 2236.03.12 Rev A
Proposed North and East Elevations DWG No 2236.03.13 Rev A
Proposed Site Plan DWG No 2236.03.15
All Plans Received 09.06.2023

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

3 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 6 Clearwood, and it shall remain within the same planning unit as the main dwelling.

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.

4 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

Informatives:

If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.

Parvis Khansari - **Corporate Director, Place**