Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/05176

Decision Date: 29 August 2023

Applicant:	Lesley & Rob Lay 2 Palmer Drive, Wiltshire, Bradford On Avon, BA15 1TH
Particulars of Development:	Single storey side extension and extension of existing rear raised terrace. (Resubmission PL/2022/06754)
At:	2 Palmer Drive, Bradford On Avon, BA15 1TH

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:

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 Block Plan – received 28/06/20
Existing Ground Floor Plan – PD-01 – received 03/07/23
Existing First Floor Plan – PD-02 - received 03/07/23
Existing Elevations – PD-03 - received 03/07/23
Proposed Ground Floor Plan – PD-04 - received 03/07/23
Proposed First Floor Plan – PD-05 - received 03/07/23
Proposed Elevations – PD-06 - received 03/07/23

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

Informatives:

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

New drainage and water supply connections

Your builder and plumber should explain how your existing arrangements may be altered to accommodate any new water supply or disposal requirements. If your proposals require new connections to the public foul sewer and public water mains, notes and application forms can be found here.

What to do with rainwater from new driveways and roofs

Rainwater running off new driveways and roofs will require consideration to provide the best solution for the local environment. Rainwater may already connect to our existing foul or surface water networks. If you or your builder believe rainwater connects to the foul water network this should be disconnected and an alternative method of disposal considered; soakaways where possible or connection to a watercourse or surface water sewer. Rainwater flows from hard surfaces running via pipes outside of your property boundary should not be permitted to increase once your extension is built and be reduced, where possible, to reduce local flood risk. This can be achieved by soakaway (where ground conditions are suitable) or slowing flows down within your property boundary with the use of rain butts, permeable paving and rain gardens.

What to do if there is a public sewer or water main close to the proposed extension
According to our records there is an existing xxx mm diameter sewer which will be affected by the proposals. If planning is permitted you will need to apply for a sewer build near agreement. If your proposals are to build within 3 metres of the public sewer and meet our standard criteria, you have our consent to proceed without the need to contact us. If formal

agreement is not made with Wessex Water as sewage undertaker difficulties may arise should you wish to sell your house. Wessex water will not accept liability for any damage to
your property or costs associated for any repairs or maintenances to the public sewer. To
apply for a build-near agreement please visit our website
https://www.wessexwater.co.uk/services/building-and-developing

If your structure requires Building Regulations, the appointed Building Control Officer or
Private Inspector for the site will need to view and approve the new foundations & you should discuss the proximity of the public sewer with them.

For further assistance please contact our Sewer Buildover Team;
sewer.buildover@wessexwater.co.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