Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/05627

Decision Date: 04 September 2023

Applicant:	Mr and Mrs Barnes 1 Peppercorn Cottage High Street, Manton, Wiltshire, SN8 4HH
Particulars of Development:	Demolition of the existing single storey extension and construction of a two storey extension, alteration to internal layout and dwelling access.
At:	PEPPERCORN COTTAGE, 1 HIGH STREET, MANTON, MARLBOROUGH, SN8 4HH

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: (4)

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:

Doc Title: Application Form
Drg Title: Existing Location Plan and Block Plan. Drg No: 2127 AL(0)01
Drg Title: Existing Ground Floor Plan. Drg No: 2127 AL(0)02
Drg Title: Existing First Floor Plan. Drg No: 2127 AL(0)03
Drg Title: Existing Roof Plan. Drg No: 2127 AL(0)04
Drg Title: Existing Elevations. Drg No: 2127 AL(0)05
Drg Title: Existing Sections. Drg No: 2127 AL(0)06

Drg Title: Proposed Ground Floor Plan. Drg No: 2127 AL(0)07 B
Drg Title: Proposed First Floor Plan. Drg No: 2127 AL(0)08 B
Drg Title: Proposed Roof Plan. Drg No: 2127 AL(0)09 C
Drg Title: Proposed Elevations. Drg No: 2127 AL(0)10 F
Drg Title: Proposed Sections. Drg No: 2127 AL(0)11 C

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

3 Before the two-storey extension hereby permitted is first occupied the window at first floor level in the southwest elevation hereby permitted shall be glazed only with obscure glass to an obscurity level of no less than Pilkington Level 3 or equivalent, and this window shall be permanently retained with such obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

4 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 windows, doors or other form of openings other than the one shown on the approved plans, shall be inserted in the southwest elevation above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

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