Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/04994

Decision Date: 08 September 2023

Applicant:	Mr Brian Forrester Stirling House, Goodworth Clatford, Andover, SP11 7RN
Particulars of Development:	Variation of condition 2 (approved plans) and removal of condition 5 on 17/10780/FUL
At:	Tycho House, Land at 65A High Street, Burbage, SN8 3AF

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (8)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Doc Title: Application Form. Received 21/06/2023.
Drg Title: Plans (Proposed). Drg No: 01100-01 Sheet 1. Received 21/06/2023.
Drg Title: Elevations (Proposed). Drg No: 01100-01 Sheet 2. Received 21/06/2023.
Drg Title: Location & Block Plans. Drg No: 01100-00-H Sheet 4. Received 21/06/2023.
Drg Title: Landscape Plan. Drg No: 01100-00-H Sheet 5. Received 21/06/2023.

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

2 3 a) The development hereby approved shall be carried out in accordance with the Arboricultural Method Statement (ref: 1190, dated: 18th August 2018), produced by SJ Stephens Associates for planning application ref: 17/10780/FUL.

b) No development or other operations shall take place except in complete accordance with and adherence to the details referenced above.

c) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Arboricultural Method Statement are in place on site.

d) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Arboricultural Method Statement.

e) The fencing or other works which are part of the Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

REASON
To secure the protection throughout the time that the development is being carried out of trees growing within or adjacent to the site which are of amenity value to the character and appearance of the conservation area, the rural setting of the village within the North Wessex Downs AONB, and the setting of Box Cottage as a listed building.

3 i) The development hereby approved shall be built in accordance with the materials details as submitted with application 17/10780/FUL and specifically included within the Planning Statement (Ref: 01100-01, Received: 04/10/2018), Product literature for timber windows & doors (Received: 04/10/2018) and within the Landscape Plan (Ref: 01100-00-H Sheet 5. Received 21/06/2023).

ii) The development shall not be carried out other than in accordance with the so-approved details.

iii) Unless otherwise approved in writing by the local planning authority, all external doors, soffits, bargeboards and fascia boards shall not be other than of timber construction with a painted finish and they shall thereafter be so-maintained.

iv) The external rainwater goods to be used in the construction of the dwelling shall not be other than of cast metal construction with a painted finish, and they shall thereafter be so-maintained.

REASON
In the interests of the character and appearance of the Burbage Conservation Area and the setting of Box Cottage.

4 i) No part of the development hereby permitted shall be occupied until the access and parking spaces have been completed in accordance with the details shown on the approved plans.

ii) The areas shall be maintained for those purposes at all times thereafter.

REASON
To ensure adequate off-street parking provision the interests of highway safety.

5 i) All soft landscaping hereby apporved shall be carried out in the first planting and seeding season following the first occupation of the building or the substantial completion of the development whichever is the sooner.

ii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.

iii) Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased (including those identified for retention) shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

iv) All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON
To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features in the interests of the rural setting of the village within the North Wessex Downs AONB, the character and appearance of the conservation area and the setting of Box Cottage.

6 i) All areas of hard-standing shall be made of porous construction and materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

ii) The areas of hard-standing shall thereafter be so-maintained so as to prevent surface water run-off along the driveway.

REASON
In order to prevent increased surface water run-off from the site.

7 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 the dwelling hereby permitted.

REASON
In the interests of the rural setting of the village, the character and appearance of the conservation area and the setting of Box Cottage and neighbouring amenities.

8 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 gates, fences, walls or other means of enclosure shall be erected or placed anywhere on the site.

REASON
In the interests of the rural setting of the village, the character and appearance of the conservation area and the setting of Box Cottage.

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