Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/06092

Decision Date: 12 September 2023

Applicant:	Mr Terry Blight Ashwell Nursery, Burton, Mere, BA12 6BR
Particulars of Development:	Conversion of redundant butchers shop into a two bedroom studio apartment, including single storey side extension for shower room
At:	W H DAVIE AND SON, ANGEL LANE, MERE

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: (5)

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:

DWG No: 1476/23P/03 Site Location Plan Date Received 21.07.23
DWG No: 1476/23P/01 Rev A Existing Elevations, Floor Plan and Sections Date Received 14.08.23
DWG No: 1476/23P/02 Rev A Proposed Elevations, Floor Plan and Sections Date Received 21.08.23

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

3 Notwithstanding the approved drawings, no works shall commence on site until an investigatory report removing a section of the existing render from the front wall of the building to be no more than one square metre in size is submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate the methodology and any works required to further reveal, expose and maintain the remaining existing stone within the front wall of the building and or a schedule of remedial works. Should the condition of the exposed stone be unacceptable to remain exposed, all adjoining surfaces which have been disturbed by the works (including any brickwork, plaster or render) shall be made good with materials and finishes to match those of the existing undisturbed areas within a schedule of remedial works provided within the submitted report.

REASON: In the interests of preserving the character and appearance of the building and the wider Conservation Area.

4 Prior to the development commencing above DPC ground floor level, details of the windows and doors that shall be of slim profiles and frames (brochure detail will suffice), roof tile and roof lights to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the building and the wider Conservation Area.

5 Before the development hereby permitted is first brought into use, the ground floor window within the rear elevation serving the bedroom as shown on approved plan DWG No: 1476/23P/02 Rev A shall be obscured glazed (to an obscurity rating of no less than Level 5) and the window shall remain obscure glazed in perpetuity.

REASON: In the interests of the amenity of the area.

Informatives: (2)

1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

2 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 landowners 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.

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