Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/06096

Decision Date: 13 September 2023

Applicant:	Mr Andrew Haine 60 A Winchester Street, Salisbury, Wiltshire, United Kingdom, SP1 1HL
Particulars of Development:	Retrospective application for an infill roof with new roof lights between the alley formed by the walls of 60 and 62.
At:	60A WINCHESTER STREET, SALISBURY, SP1 1HL

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: (2)

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

Application form received 20/07/2023
Design and access statement received 20/07/2023
Aerial view and 3D image received 20/07/2023
Section, roof plan and perspectives received 20/07/2023
Location plan received 20/07/2023

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

2 Within 2 months of the date of this decision, a scheme for the disposal of surface water from the roof surface/s hereby permitted shall be submitted to and approved in writing by the Local planning Authority. The scheme shall provide a satisfactory means of disposal for rain water from the roof surface/s and provide connection details of any existing provision, SUDS or soakaways for the water.

The approved scheme shall be implemented and completed within 2 months from the date of any written agreement of the surface water scheme by the Local Planning Authority

Reason: To ensure a satisfactory means of surface water disposal for the flat roof area for the property.

Informatives: (2)

3 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. From the representations received it appears that it will be necessary for the applicant to obtain the landowners consent for the works retrospectively, this is a civil matter. 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

4 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

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