Wiltshire Council

# The Town and Country Planning Act 1990

## Approval of Householder Planning Permission with Conditions

## Application Reference Number: PL/2023/05283

## Decision Date: 14 September 2023

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| **Applicant:** | Wilde<br>1 Mount Pleasant Water Street, Berwick St John, Wiltshire, SP7 0HR |
| **Particulars of Development:** | Erection of single storey rear extension, reposition external balcony stairs, erection of new flat roofed dormer to first floor bedroom and erection of detached garden room. |
| **At:** | 1 Mount Pleasant, Water Street, Berwick St John, Shaftesbury, SP7 0HR |

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:
Location Plan, Existing & Proposed Block Plans ref: D01 Date Received: 30/06/2023
Existing Floor and Loft Plans ref: D02 Date Received: 30/06/2023
Proposed Floor and Loft Plans ref: D03 Date Received: 30/06/2023
Existing Roof Plan ref: D04 Date Received: 30/06/2023
Proposed Roof Plan ref: D05 Date Received: 30/06/2023
Existing Elevations ref: D06 Date Received: 30/06/2023
Proposed Elevations ref: D07 Date Received: 30/06/2023
Proposed Garden Room Floor and Roof Plans ref: D08 Date Received: 30/06/2023
Proposed Garden Room Elevations ref: D09 Date Received: 30/06/2023

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

3 Materials to be used in the construction of the works hereby permitted shall be as stated on the application form.
REASON: In the interests of visual amenity and the character and appearance of the area.

4 The detached garden room hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as no.1 Mount Pleasant, Water Street and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

5 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 those shown on the approved plans, shall be inserted in the south west elevation to the garden room 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