Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/06634

Decision Date: 20 October 2023

Applicant:	Mr and Mrs McCaig 4 Castle Road, Great Bedwyn, Wiltshire, SN8 3LS
Particulars of Development:	Double height extension to rear of property, with open plan kitchen/dining on the ground floor, and a pitched roof master bedroom and en-suite on the first floor.
At:	4 CASTLE ROAD, GREAT BEDWYN, MARLBOROUGH, SN8 3LS

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: (3)

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

- Proposed First Floor Plan *Drawing No. 11*
- Proposed Ground Floor Plan *Drawing No. 10*
- Proposed North-West Elevation / Section A-A Drawing No. 13*
- Proposed Rear Elevation *Drawing No. 12*
- Proposed Roof Plan *Drawing No. 15*
- Proposed South-East Elevation / Section B-B *Drawing No. 14*
- Block Plan *Drawing No. 2*
- Location Plan *Drawing No. 1*
- Application Form

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

2 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.

3 Notwithstanding the approved plans, the proposed ground and first floor windows on the south eastern (side) elevation shall be glazed with obscure glass to at least the equivalent of Pilkington Level 4 standard and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the windows are installed. The glazing shall be installed prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

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