The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/05906

Decision Date: 18 September 2023

Applicant:	Mr Leslie Martin Dunn The Stables , Hindon Road , Wiltshire, Dinton, SP3 5EQ
Particulars of Development:	Extension and alterations to the house and conversion of stables into garages and ancillary accommodation.
At:	THE STABLES, HINDON ROAD, DINTON, SP3 5EQ

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: (7)

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:

Application Form & Certificate Received 17th July 2023
Plans Ref:
Site Location Plan DWG: P01 Received 17th July 2023
Proposed Site Block Plan DWG: P05 Received 17th July 2023
Proposed House Elevations DWG: P07 Received 17th July 2023
Proposed House Floorplans DWG: P06 Received 17th July 2023
Proposed Stable Elevations & Floorplans DWG: P08 Received 17th July 2023

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

3 No development shall continue on-site above slab level until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed upon with the Local Planning Authority in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4 The stable block to be converted into garaging, office and games rooms hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the main dwelling, known as The Stables, Hindon Road, Dinton, SP3 5EQ 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 further ancillary accommodation or a wholly separate dwelling.

5 Prior to the commencement of any works, including vegetation removal and demolition, a layout plan showing the details of the number, design and location of bird boxes for nesting opportunities shall be submitted to and approved in writing by the Local Planning Authority. The approved bird boxes for nesting opportunities shall be installed prior to the development first being brought into use and shall remain in perpetuity for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

6 The proposed works are within the zone of influence to a Deciduous Woodland Habitat of Principle Importance (HPI). To ensure the construction phase does not impact this HPI zone of influence, prior to the commencement of any works, including vegetation removal and demolition, a plan shall be submitted to and approved in writing by the Local Planning Authority showing the indicative root protection zones and the avoidance measures to ensure this zone of influence will not be impacted by the proposed works.

REASON: To provide mitigation/enhancement for biodiversity and preservation of the HPI zone of influence.

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), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the first-floor or the roof slopes of the development hereby permitted.

REASON: In the interests of limiting excess light spill and maintaining the dark skies status of the encompassing Area of Outstanding Natural Beauty.

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