Wiltshire Council

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Prior approval Part 3 Class Q: Agricultural buildings to dwellinghouses - Prior Approval Granted

Application Reference Number: PL/2023/05856

Decision Date: 18 September 2023

Applicant:	Mr R Collins c/o Oakley Planning and Conservation, 16 The Street, All Cannings, Devizes, SN10 3PA
Particulars of Development:	The conversion of a single storey agricultural unit into a single unit of residential accommodation.
At:	BENCROFT GARDENS, BENCROFT FARM, BREMHILL, WILTSHIRE, SN11 9LH

The local planning authority has determined in this case that its prior approval will be required and that this prior approval is **GRANTED** subject to the following condition(s):

Conditions: (4)

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
CC/POT/01: Location Plan (received 16/05/2023)
JS-171 – [G] – 100.C: Site Plan (Block and Location Plans)
JS-171 – [G] – 102.F: Proposed General Arrangement
JS-171 – [G] – 101: Existing Structural Frame Details
JS-171 – [S] – 1: Formation of Window Aperture

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

2 In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor to deal with the contamination and provide a written remedial statement, to be followed be a written verification report, that confirms what works that have been undertaken to render the development suitable for use.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3 No development shall commence on site until details of secure covered cycle parking have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the development hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

4 The window serving Bedroom 1 in the western elevation shall be glazed with obscure glass only, to an obscurity level of no less than level 4 and shall be fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained as such in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (2)

5 The Applicants' attention is drawn to the condition set out at Paragraph Q.2(3) that requires the development must be completed within a period of 3 years starting with the date of this prior approval.

6 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Parvis Khansari **- Corporate Director, Place**