Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/04979

Decision Date: 21 September 2023

Applicant:	Mr & Mrs Luke Barnes 35 South Street, Wiltshire, Aldbourne, SN8 2DW
Particulars of Development:	Two storey side extension to create ancillary accommodation. Rear extension to main house. Material changes. Carport to Front.
At:	35 South Street, Aldbourne, Marlborough, SN8 2DW

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: (4)

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 and documents:

Application Form

Plans:
1239-02 Revision N, Proposed Elevations and Plans, received 21/09/2023
1239-03 Revision D, Garage Elevations and Plans, received 29/06/23

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

3 i) The hedge protection measures as demonstrated in the Garage Elevations and Plans drawing (no: 1239-03 Rev: D) shall be put in place prior to the commencement of any works for development of the garage, including any works of excavation or laying of services, and shall remain in place for the entire development phase and until the development of the garage is complete.
ii) No retained hedge plants shall be cut down, uprooted or destroyed.
iii) If any retained hedge plants are removed, uprooted, destroyed or dies within 5 years of the date of substantial completion of the garage, replacement hedging shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the local planning authority.

REASON: To ensure the protection of hedging that is of value to the amenity of the rural character of the area within the North Wessex Downs AONB.

4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development)(England) Order 2015, no windows shall be constructed, formed or otherwise installed above ground floor ceiling level in the north-west elevation of the extensions hereby permitted other than as shown on the approved drawings.

REASON: In the interests of neighbouring amenity and privacy.

Informatives: (1)

5 This permission does not affect any private property rights and therefore does not authorise access over, or the carrying out of any work on, under or over land outside their control, or the installation of windows or doors that would open over neighbouring property. If such works are required it will be necessary for the developer to obtain the necessary landowner's consent before such works commence.

For works in the vicinity of a site boundary, you are also advised that it may be expedient to seek advice with regard to the requirements of the Party Wall etc Act 1996.

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.

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