CASE OFFICER'S REPORT

Application Reference: PL/2022/09407
Site: The Stables, Lime Tree Farm, Middle Common, Kington Langley, SN15 5NW
Date site notice posted: 18.08.2023
Publicity Expired: 08.09.2023
Extended Target Date: 22.09.2023

SITE DESCRIPTION:

The 0.25 hectare site is situated in the countryside on the edge of the Small Village of Kington Langley, as defined by Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP10 (Chippenham Community Area). It is to the south west of Lime Tree Farmhouse which is a Grade II listed building; and to the immediate south of The Stables (now known as Hither Green), which is a curtilage listed building that has since been converted into an unencumbered residential dwelling (under refs: 14/11893/FUL and 20/11572/VAR). The site is also located within the Kington Langley Conservation Area; and is within Flood Zone 1. The site is otherwise surrounded to the north, east and west by other residential properties and their associated amenity and parking provision. To the south, the site abuts open countryside/paddocks. Access to the site is served from Upper Common, the main road leading through the village and running along the northern boundary of the site and the frontage property of Hither Green.

The site was a long-established equestrian site, formerly part of Kington Langley Stud. It originally comprised a building utilised for equestrian, stables and garage use and had planning permission for more development. There is a collection of trees along the eastern boundary of the site (with Lime Tree Farm) which are subject to a group Tree Preservation Orders (TPO).

Planning permission was however granted in 2019 for the site's redevelopment with 3 detached dwellings (under ref: 19/09467/FUL). The approved scheme has since been subject to a number of amendments which included changes to the design of Plot 2, which were allowed in 2021 (under ref: PL/2021/04013); and changes to the design of Plots 1 and 3, which were allowed in 2022 (under ref: PL/2021/10630). Development has since commenced on site and the dwelling on Plot 1 has now been completed.

PROPOSAL:

This application seeks to vary condition 2 on the original permission (ref: 19/09467/FUL) so that further amendments can be undertaken to the design of the dwellings on Plots 2 and 3 of the approved scheme. Given the history and changes that have overlapped for all three plots, all of the plans for Plots 1, 2 and 3 are included with this application even though no new changes are proposed to the dwelling on Plot 1, over and above what was allowed in 2022 (under ref: PL/2021/10630) and indeed this plot has since been built out. This has caused some confusion about what is new and what has already been approved for third parties, but is necessary to ensure that the works that have already been approved can continue to be implemented; and to ensure that all changes both new and previously allowed are encompassed in this one scheme for completeness.

In detail, as has been identified already, no new changes are proposed to the dwelling on **Plot 1**.

The proposed changed to the dwelling on **Plot 2** are as follows:
North Elevation –

- The garage addition is to increase in height by 0.8 metres at eaves level (to a height of 3.5 metres); and by 0.9 metres at ridge level (to a height of 6.2 metres);

South Elevation –

- 2 x pitch roof dormers are proposed in the garage roof
- Garage door and window arrangement relocated/changed
- Glazing design changes on rear gable projection including increased Juliette balcony detail
- 2 x new Velux windows on the roof of the main house
- Solar panels removed
- Existing bifold doors serving ground floor snug, changed to a set of double doors



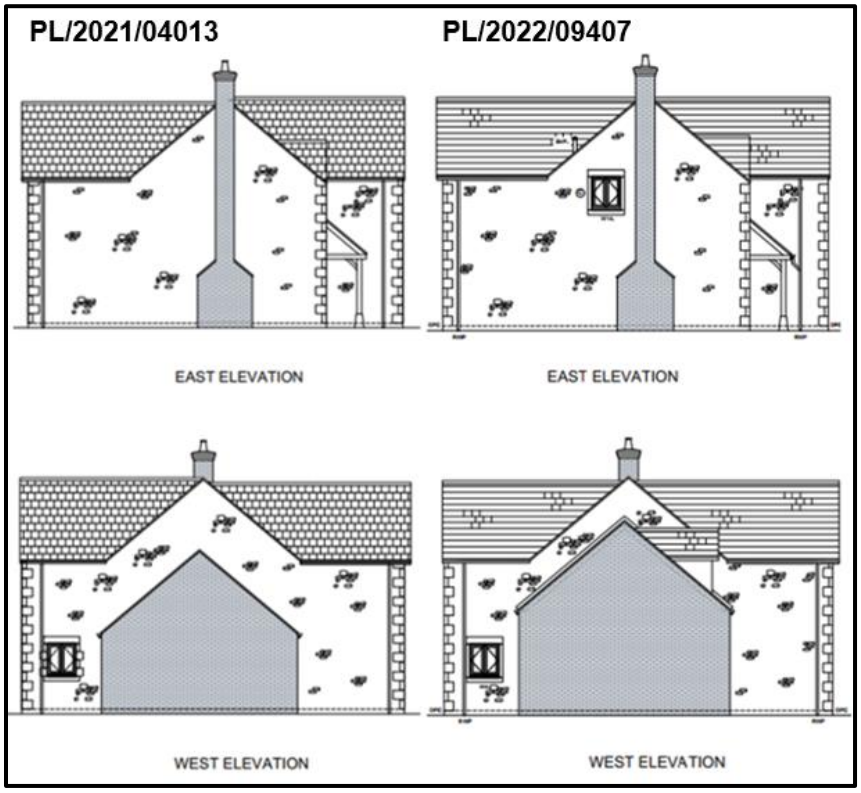
PLAN 1: Comparison between the approved and current proposals for Plot 2

East Elevation –

- First floor window added serving bathroom

West Elevation –

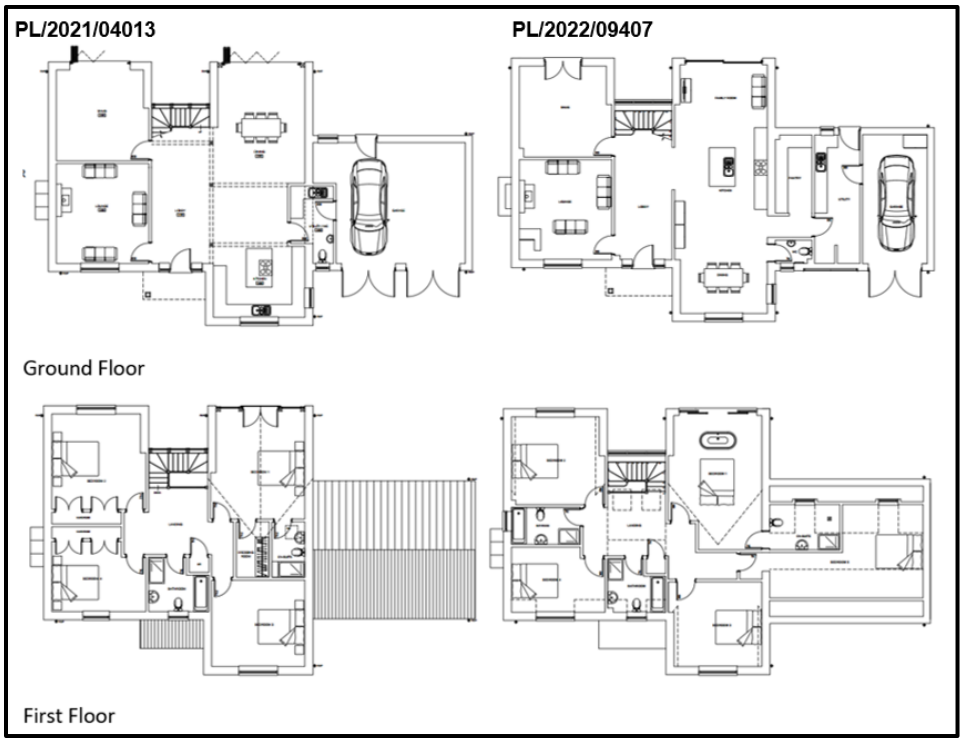
- Garage addition roof/height changes, as outlined under ‘North Elevation’ works



PLAN 2: Comparison between the approved and current proposals for Plot 2

Ground Floor –

- Internal layout changes including the relocation of the kitchen
- 1 of the approved double garages has been converted into a utility room (the garage door is retained for external aesthetics)



PLAN 3: Comparison between the approved and current proposals for Plot 2

First Floor –

- Internal layout changes including the creation of an additional bathroom
- The void above the garage is converted to habitable space including an ensuite for the master bedroom; and an extra bedroom
- 5 instead of 4 bedrooms are now proposed in this unit

The proposed changed to the dwelling on **Plot 3** are as follows:
North Elevation –

- Front door design changes
- Doorway serving garage addition removed
- Approved Velux on garage addition relocated more centrally



PLAN 4: Comparison between the approved and current proposals for Plot 3

South Elevation –

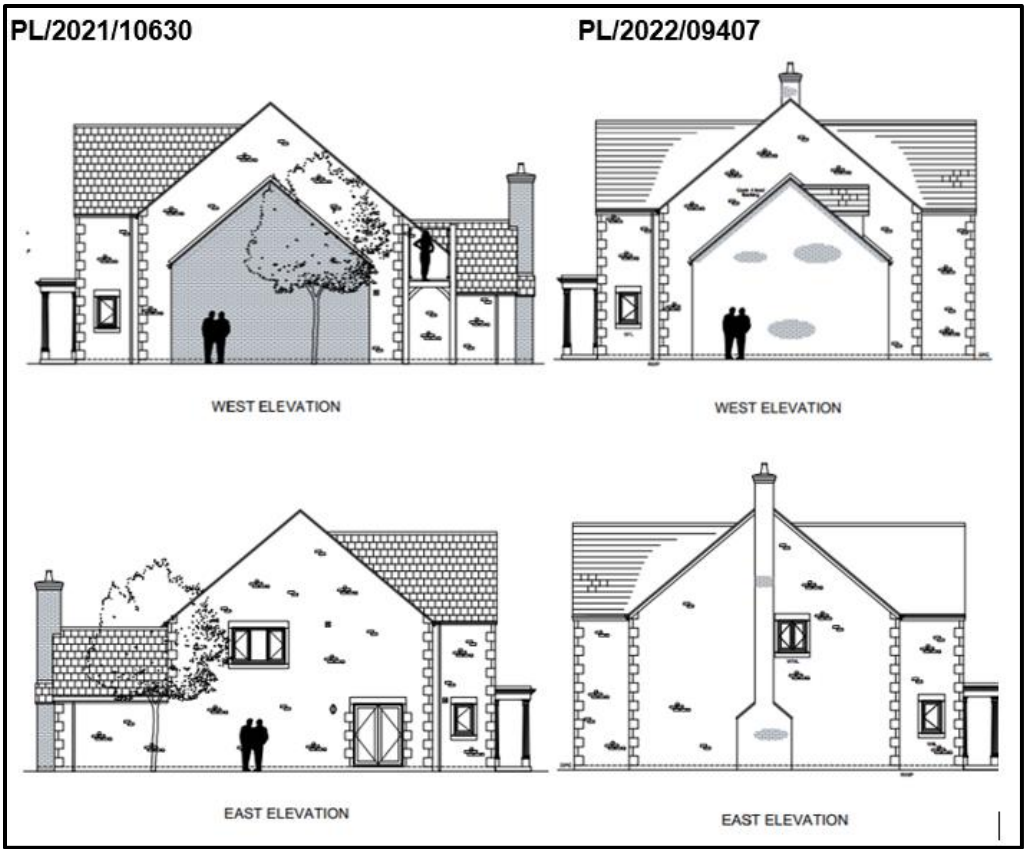
- 3 x Velux windows on the garage addition changed to 2 x dormer windows
- Ground floor window omitted from the garage addition
- Doorway and window on garage addition relocated to one end
- Balcony feature on main house removed
- Window/Glazing detail changes
- 2 storey central gable projection introduced
- Single storey end projection removed
- External chimney moved to the end elevation
- 2x Velux windows removed from main roof

West Elevation –

- 2 storey rear gable projection introduced, as described under ‘South Elevation’ works
- Balcony removed, as described under ‘South Elevation’ works
- Dormer added to the garage addition, as described under ‘South Extension’ works

East Elevation –

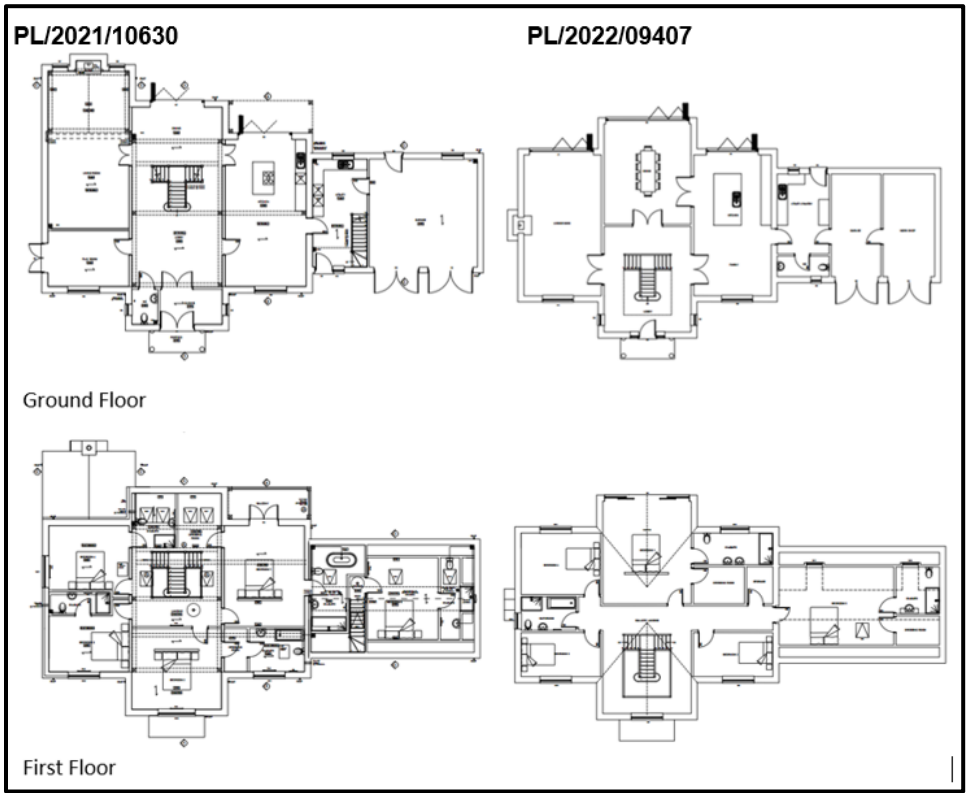
- Ground floor double doors omitted
- First floor window reduced in size and relocated
- Single storey projection removed, as described under ‘South Elevation’ works
- Two storey projection added, as described under ‘South Elevation’ works
- External chimney stack relocated to this elevation from southern elevation



PLAN 5: Comparison between the approved and current proposals for Plot 3

Ground Floor –
Internal layout changes including the relocation of the internal stairs

First Floor –
Internal layout changes to all 5 bedrooms and bathrooms



PLAN 6: Comparison between the approved and current proposals for Plot 3

The proposed changes to the overall Site Plan are as follows:



PLAN 7: Comparison approved and current changes to the Site Plan Layout

- Gates added to each plot
- Various landscape changes to each plot
- Plot 1 reduced in size along western boundary
- Driveway increased in size for Plot 1
- Eastern boundary changes reducing Plot 2
- Patio area serving Plot 2 increased in size
- A new retaining wall is proposed along the eastern boundary of Plot 2.

During the course of the application various amended plans have been received and notice has been served on the neighbours, requiring the submission of Certificate B. Various reconsultations have therefore occurred.

RELEVANT PLANNING HISTORY:

N/88/00828/LBC	Demolition of outbuildings on south side and reconstruction to match existing with addition of small indoor pool and spa bath extension (The Stables).
N/88/00882/LBC	Reroofing of existing farm buildings (The Stables). Permission – 08.06.1988
N/04/02223/FUL	Use of land for the training and exercising of dressage horses and for the stabling of up to 12 horses on livery and holding of dressage competitions on a restricted number of days. Permission – 03.11.2004
N/06/03126/S73A	Removal Of Condition 1 (Temporary Use) Of Permission 04.02223.FUL. permission – 30.04.2007
14/11893/FUL	Extend Existing Stable Cottage into Adjacent Stables, Window & Door Alterations & Associated Works (The Stables). Permission – 11.02.2015
14/12025/LBC	Extend Existing Stable Cottage into Adjacent Stables, Window & Door Alterations & Associated Works (The Stables). Consent – 11.02.2015
15/08199/FUL	Proposed 136 Solar Panel PV System (34Kw) to be Positioned on the West Facing Roof of the Barn. Permission – 13.10.2015
15/08584/LBC	Proposed 136 Solar Panel PV System (34Kw) to be Positioned on the West Facing Roof of the Barn. Consent – 13.10.2015
17/09061/FUL	Erection of General Purpose (Equestrian and Agricultural) Building. Withdrawn
18/04322/FUL	Erection of general purpose (equestrian and agricultural) building (Resubmission of 17/09061/FUL). Permission – 16.07.2019
18/05605/FUL	Erection of single storey extension (The Stables). Refused – 06.08.2018
18/05889/LBC	Erection of single storey extension (The Stables). Refused – 06.08.2019
19/00495/FUL	Erection of single storey extension (Resubmission of 18/05605/FUL) (The Stables). Permission – 07.05.2019
19/00713/LBC	Erection of single storey extension (Resubmission of 18/05889/LBC) (the Stables). Consent – 07.05.2019
19/09467/FUL	Demolition of equestrian building and erection of 3 dwellings. Permission – 08.09.2020
20/11572/VAR	Removal of condition 6 of planning permission 14/11893/FUL relating to restricted occupancy. Permission – 08.03.2021
PL/2021/04013	Variation of Condition 2 of 19/09467/FUL Relating to Approved Plans for Plot 2. Permission – 21.07.2021
PL/2021/06653	Erection of a garage (The Stables). Permission – 02.12.2021
PL/2021/07875	Change of Use of Existing Building to a Separate Dwelling (Building D). Withdrawn
PL/2021/10630	Variation of condition 2 of application 19/09467/FUL "Demolition of equestrian building and erection of 3 dwellings" (Plots 1 and 3). Permission – 01.02.2022
PL/2022/00863	Erection of stables, barn, welfare unit and ancillary works (part retrospective). Withdrawn

POLICIES:
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide (January 2021) (NDG)

North Wiltshire Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):
None

Wiltshire Core Strategy (January 2015) (WCS):
CP1 (Settlement Strategy)
CP2 (Delivery Strategy)
CP3 (Infrastructure Requirements)
CP10 (Chippenham Community Area)
CP50 (Biodiversity and Geodiversity)
CP57 (Ensuring High Quality Design & Space Shaping)
CP58 (Ensuring the Conservation of the Historic Environment)
CP60 (Sustainable Transport)
CP61 (Transport & Development)
CP62 (Development Impacts on the Transport Network)
CP64 (Demand Management)
Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:
Wiltshire Local Transport Plan – Car Parking Strategy

REPRESENTATIONS:
Highways – No Objection
- There is adequate parking

Conservation – No Objection
- The changes appear minor in light of the previous history
- No significant concerns

Archaeology – No Comment

Public Protection – No Objection subject to Conditions
- I do not have any objection to the proposals
- Recommend that conditions 12,13 and 14 of 19/09467/FUL are attached to any decision notice for this application.

Drainage – No Objection
- The proposed variations in this application are sufficiently minor to not have a significant impact on how surface water is managed.
- They do not impact on the surface water management strategy for the site
- They do not significantly impact on flood risk.
- As such we have no comments to make on this application

Kington Langley Parish Council – Objection

- This latest submission of revised plans has incorrect or missing references which lead to confusion when referring to the original plans and previous revisions.
- The “Proposed Ground & First Floor Plans & Elevations - Plot 2.pdf” does not contain a drawing number, so it is not clear which is the latest diagram.
- It is not clear how to link the drawing numbers above with those in the Application.
- There is a drawing AA/21/25/P2/03 Rev A (in a file called Plot 2 Elevations.pdf) and also a Rev B1. Is this Rev B1 the latest and correct plan even though the numbering is a slightly different?
- The “Proposed Ground & First Floor Plans & Elevations - Plot 2” has no drawing number so it is unclear whether this is one of the three files mentioned.
- The plans for Plot 2 show the left-hand garage door remaining as a garage door and the right-hand one changing. Is this a mistake as the left-hand side of the internal ground floor space is proposed to be a utility room with the right-hand side being a garage.
- The replaced site plan is not included in this application and the diagram in file “Proposed Site Plan.pdf” does have a reference number
- This and the previous application contravene Condition 7 of the approved application PL/2021/04013 (not referred to in this application but which is clearly relevant) which states “the garages hereby permitted shall not be converted to habitable accommodation.
- The garage roof height of Plot 2 has been increased by approximately 25% in order to make two floors in this part of this new, proposed building.
- Two garage doors are proposed, however, the proposed left-hand garage does not fit with the internal layout which shows a ground floor utility room, WC and pantry and a first-floor bedroom and en-suite for the internal space.
- There appears to be some confusion and it is not clear what is really being sought with this proposal.
- No windows were shown on the Eastern elevation in the earlier proposals but one on the first floor is now proposed.
- This proposed new window will provide a view of the neighbouring Lime Tree Farm which will affect the amenity of those residents.
- To avoid this problem of being overlooked consideration should be given to stipulating that the window has obscured/opaque glass.
- **T**he lack of clarity with regard to drawing reference numbers and the absence of some references mean that there is a risk that any grant of planning permission cannot be specific and therefore open to interpretation.
- The PC believes therefore that this application should be resubmitted and only assessed when correctly referenced drawings and plans are available.

Letters – 1 letter of objection received. The following comments made:

- As the owners of Lime Tree Farm, we are writing to comment on the changes to Plot 2
- The original site plans (19/09467/FUL, PL/2021/04013 and PL/2021/10630) were designed to ensure that there were no windows facing Lime Tree Farm from the 1st floor of any of the new dwellings to ensure no impact on our residential amenity particularly overlooking and privacy.
- The new bathroom window proposed will have a negative impact on our amenity due to being overlooked and loss of privacy.
- Request a planning condition is included to ensure that the new bathroom window on the 1st floor includes opaque/obscured glass (on the eastern boundary).

- Is there a retaining wall on the eastern boundary of plot 2?
- Please ensure that the apex of the wall is not within the Tree Root Protection Area of the trees subject to a TPO
- Finally, the red line of the Proposed Site Plan incorporates a small parcel of land which is under our ownership at Lime Tree Farm.
- Whilst we understand this is not a "legal title" it does nonetheless make the plan a little misleading.

ISSUES:
The main considerations which are material to the determination of this application are listed below:
- Principle
- Heritage, Character & Design
- Neighbouring Amenities
- Highway Safety

PLANNING ASSESSMENT:
Principle:
As has been identified above, planning permission was granted for the redevelopment of this site in 2019 (under ref: 19/09467/FUL) and this has established the principle acceptability of the redevelopment of this site with 3 detached dwellings. The scheme has been subject to alterations since that time, which have also been previously agreed. This proposal involves further changes to the original scheme and incorporates, where still relevant, the changes that have already been agreed by previous amended plans. Essentially however the amendments as now proposed still only involve the redevelopment of the site with 3 detached dwellings. The principle of the proposals therefore continues to remain acceptable.

This principle acceptability is however subject to the detail in terms of the potential implications that the proposed changes will have for the character of the area; surrounding heritage assets; trees; neighbouring amenities; and highway safety. These issues will all therefore be assessed in more detail below.

Character & Design:
The site is situated in a Small Village and the area has a semi rural, but none the less, residential character. Existing development generally sits in a linear fashion facing onto and with a strong relationship to the road. This site had, until recently, an equestrian history with a number of buildings both existing and with planning permission on the site being used for the keeping of horses as part of a stud/livery business. In 2019 it was confirmed that 3 large, detached dwellings could be erected on this site in place of the current and proposed equestrian buildings. Whilst the site is immediately adjacent to the Grade II listed Lime Tree Farmhouse; and the curtilage listed former stable buildings; and is within the designated conservation area, it was previously concluded that, in accordance with the NPPF, the proposed redevelopment of this site with 3 dwellings would result in minimal harm for the surrounding heritage assets and their setting.

Whilst this application involves a significant number of changes to the originally approved scheme, as previously subsequently amended; overall it is considered that the proposed changes are fairly inconsequential and/or involve alterations to the rear elevation of the

approved dwellings. The overall frontages of the dwellings and footprint relative to site boundaries etc remain largely unchanged and it is therefore considered that the relationship with the street scene and area as a whole will remain as per the original scheme. The detailed design of the dwellings retains an attractive, spacious, verdant and good quality form of development that will continue to provide beautiful homes, as required by the NDG; and will continue to have limited impact for the surrounding heritage assets.

In detail a number of changes have been proposed to Plots 2 and 3, which are fully outlined above. The Parish Council has queried the retention of both garage doors for Plot 2, when 1 of the previously allowed double garages is now to be used as a utility room instead. However this faux door effect is quite a common design technique, which allows the attractive aesthetic of the front façade to be retained and reduces the potentially fussy and unbalancing effect that could be caused by the removal of one of the garage doors from the 'double garage' addition. The room will however still be served by a window on the rear elevation and will be fully functional as part of the dwelling, and this arrangement is therefore considered to be acceptable.

Furthermore, the increased height of this garage addition for Plot 2, to enable an additional bedroom to be created in the roof, is also considered to have a negligible impact on the overall appearance of the dwelling. The Parish Council has suggested that this is a 25% increase in the size of this element, but in reality it equates to a 0.8 metre (to the eaves) and 0.9 metre (to the ridge) increase in the height of this single storey feature. New dormer windows are proposed on the rear elevation but from the front, the increased massing will be hardly discernible and the garage addition will retain its subservient character to the main house. This proposed change is therefore also considered to be acceptable.

Concern has also been raised about the implications of the proposals for the TPO trees along the eastern boundary of Plot 2. However, despite the proposed changes, the dwelling on Plot 2 is to be sited on the same siting as the original proposal and is not to extend any closer to these protected features. A retaining wall is proposed but this too is still some distance from the protected trees. It is not therefore considered that this application raises any new concern in this regard. The conditions imposed on the original decision regarding tree protection will also be reimposed and will continue to apply to this latest scheme.

A number of changes are also proposed to Plot 3, including the introduction of a large 2 storey rear projecting gable. However this is to be centrally placed in the middle of the elevation and is to replace a much larger, but single storey projection that was previously allowed on the end of this elevation. This change also results in the removal of a first floor balcony feature that was originally approved on this elevation. From the public domain these changes will hardly be noticeable and do not therefore result in any significant implications for the overall appearance of the dwelling or the character of the area/site. The proposed changes to this elevation are however considered to be equally in keeping with the overall design quality of the original dwelling. These changes are also therefore considered to be acceptable.

Overall whilst a fair number of amendments are now proposed to Plots 2 and 3; and indeed all three houses have been subject to many alterations since planning permission was originally granted, it is not considered that the current proposed scheme will fundamentally alter the overall design quality, appearance or relationship that the 3 plots will have with each other or

the existing and surrounding uses/properties or heritage assets. The proposals therefore continue to be acceptable in this regard.

Neighbouring Amenities:
WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should '*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*'. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

Generally, the proposed amendments involve works to the rear elevations of Plots 2 and 3 and thus have limited impact for the existing residential properties that are situated to the east and west of the site. the removal of the balcony feature on the western end of the dwelling on Plot 3, whilst not previously considered to create any issues in terms of overlooking, will undoubtedly improve the relationship of this property with Highfield to the west.

The proposals do however include a new first floor window on the eastern elevation of Plot 2 which will therefore introduce a potential means of overlooking the private amenity provision serving Lime Tree Farm to the east. The existing TPO trees will however provide some screening to this vantage; and the plans identify that this window is to serve a new bathroom at first floor. The new window can therefore be conditioned so that it is fitted with obscure glazing. Subject to this condition, it is not considered that this change will result in any significant harm in terms of loss of privacy for the neighbouring residents to the east.

Overall it is not therefore considered that the proposed amendments will result in any additional or significant implications for neighbouring residential amenities than the originally approved scheme and continues to be acceptable in this regard as well.

Highway Safety:
The Parsih Council has objected to the proposed loss of one of the garages that is to serve Plot 2, as whilst the garage door is to be retained, one of the garages is to be used as a utility room instead. The Parish believes that this is contrary to conditions 7 and 20 attached to the original permission saying that the garage must be used for the parking of cars and cannot be converted to habitable accommodation. However the condition merely prevents such works from occurring without planning permission. This application is applying for permission for this change and therefore needs to be considered in terms of its implications for highway safety and against its compliance with the Council's adopted parking standards accordingly.

In this instance, only one of the two garages previously secured at the site is to be lost for Plot 2 as a result of the proposed changes. This plot is also large and is well served to its front with a driveway and large area of hardstanding, not least to the immediate front of the faux double garage addition. It is therefore considered that the site can more than accommodate the 3 parking spaces and turning areas that are required by the Council's adopted parking standards for a dwelling of this size. The proposed loss of a garage is not therefore considered to result in any implications for highway safety and the Highway Authority has raised no objection to these proposals accordingly. The design of the garages continues to be acceptable as outlined

above. The proposed objection by the Parish Council to this element of the revised scheme is not therefore considered to be justified and cannot be upheld as a defendable reason for refusal of the scheme.

Overall, no alterations are proposed to the main access off Upper Common or the shared access driveway. Gates are proposed at the individual plot accesses but these are shown to open inwards and vehicles will still be able to pull off the main road (Upper Common) while waiting for gates to open. Each plot is also provided with large front drives and/or garages which thus provide sufficient off road parking and turning provision for each dwelling. The proposals therefore continue to be acceptable in this regard.

CIL/S106:
As the scheme only involves the provision of 3 new dwellings, it was not previously subject to any Section 106 Agreement that secured any off site public open space; highway improvements or affordable housing. The number of dwellings is not changing as a result of this application and therefore there is still no requirements for any such off site provision

As of May 2015 however, Wiltshire Council adopted the Community Infrastructure Levy (CIL). Therefore this proposal may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A note highlighting this requirement to the applicant will therefore be attached to the decision accordingly.

Other Matters:
The original schemes were subject to a number of conditions, many of which required further details to be submitted prior to commencement of works on site. A Discharge of Condition (DOC) application was however submitted in 2021 (considered under ref: PL/2021/08060) and all of the precommencement conditions were satisfied and agreed as part of that. Development has also since commenced on site. These agreed details will continue to be secured by this application but nothing more needs to be submitted for agreement. Many of the original conditions will therefore need to be amended and/or removed from the permission as part of this decision.

CONCLUSION:
Overall it is considered that the proposed alterations to the previously allowed scheme are relatively minor and will hardy be discernible from the public domain. It is not considered that the proposals will result in any additional or significant implications for the character of the area; heritage assets; overall design quality of the scheme; neighbouring amenities; or highway safety. The proposals are recommended for permission accordingly.

RECOMMENDATION:
Permission subject to Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Ref: AA/21/25-- Rev G – Site Plan. Received – 01.09.2023
   Ref: SK15 Rev G – Location Plan. Received – 07.12.2022
   Ref: Plot 1 Floor Plans and Elevations. Received – 10.08.2023

Ref: Plot 1 Comparison. Received – 07.08.2023
Ref: Plot 2 Floor Plans and Elevations. Received – 10.08.2023
Ref: Plot 2 Comparison. Received – 07.08.2023
Ref: Plot 3 Floor Plans and Elevations. Received – 10.08.2023
Ref: Plot 3 Comparison. Received – 07.08.2023
Ref: SK10 Rev S – Materials. Received – 17.08.2020

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

2. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

   REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

3. The ground floor slab and finished floor levels shall be set out on site in line with the details considered under ref: PL/2021/08060 and approved by letter dated 11.04.2022; and updated by approved plan ref: Ref: AA/21/25-- Rev G – Site Plan. Received – 01.09.2023.

   REASON: In the interests of the visual amenities of the area.

4. No part of the development hereby permitted shall be first occupied until the access, turning area, parking spaces and pedestrian footpaths have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

   REASON: In the interests of highway safety.

5. No dwelling hereby approved shall be first occupied until the agreed surface water drainage system has been constructed in accordance with the approved drainage strategy that was considered under ref: PL/2021/08060 and approved by letter dated 11.04.2022.

   REASON: To ensure that the development can be adequately drained without increasing flood risk to others and to prevent discharge on to the highway.

6. No dwelling hereby approved shall be first occupied until the agreed sewerage system and foul drainage pipework, considered under ref: PL/2021/08060 and approved by letter dated 11.04.2022, have been fully installed and implemented in accordance with the approved plans.

REASON: To ensure that the proposal is provided with a satisfactory means of drainage; does not increase the risk of flooding or pose a risk to public health or the environment; and to ensure no groundwater enters the foul water drainage system within the site.

7. The development hereby approved shall be carried out in accordance with the agreed Construction Method Statement (CMS) (produced by Armstrong Architecture, received 16.03.2022), which was considered under ref: PL/2021/08060 and approved by letter dated 11.04.2022, for the duration of the construction period.

   REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

8. Construction hours shall be limited to 0800 to 1800 hrs Monday to Friday, 0800 to 1300hrs Saturday and no working on Sundays or Bank Holidays.

   REASON: In the interests of the neighbouring residential amenities

9. The development hereby approved shall be implemented in accordance with the agreed scheme of Ultra Low Energy Vehicle infrastructure which was considered under ref: PL/2021/08060 and approved by letter dated 11.04.2022.

   REASON: In order that the development is undertaken in an acceptable manner, to mitigate emission levels in order to protect public health, environmental quality and amenity.

10. The development hereby approved shall be implemented in accordance with the approved Ecological Construction Method Statement (ECMS) (produced by Tyler Grange, Ref: 13810_R01a_HDBJ_HB dated 21.12.2021), which was considered under ref: PL/2021/08060 and approved by letter dated 11.04.2022. In particular, the ecological features identified on the contained plan (ref:13810/P01a – Ecology, Protection and Enhancement Plan) must be fully implemented prior to the dwellings hereby approved being first occupied and retained and maintained in perpetuity; and any external lighting should comply with the recommendations set out in this report and identified on the contained plan (ref:13810/P01a – Ecology, Protection and Enhancement Plan)

    REASON: To ensure adequate protection, mitigation and compensation for protected species and to provide a biodiversity enhancement

11. The development hereby approved shall be implemented in full accordance with the agreed Construction and Environmental Management Plan (CEMP), which was considered under ref: PL/2021/08060 and approved by letter dated 11.04.2022. The approved CEMP shall be complied with for the duration of the construction works

    REASON: To ensure adequate protection, mitigation and compensation for protected species and to provide a biodiversity enhancement.

12. The tree protection of all TPO and retained trees shall be retained in place on site, in accordance with the approved Aboricultural Report and associated tree protection plan (prepared by Nigel de Berker, dated September 2019 and received by email 12th August 2020), until the completion of the construction phase.

    REASON: So as to ensure the retention of existing trees on the site in the interests of visual amenity

13. No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 “Tree Work - Recommendations” or Aboricultural techniques where it can be demonstrated to be in the interest of good Arboricultural practise. If any retained tree is removed, uprooted, destroyed or dies, another tree 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. No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land. [In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

    REASON: To ensure the long term retention of trees on and off the development site.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending this Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

    REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting or amending this Orders with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation unless planning permission has been specifically granted following receipt of a planning application by the local planning authority.

    REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

16. Before the development hereby permitted on Plot 2 is first occupied, the first floor window in the eastern elevation shall be glazed with obscure glass only to an obscurity level of no less than level 5 and the windows shall be maintained with obscure glazing in perpetuity.

    REASON: In the interests of residential amenity and privacy.

17. 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 eastern elevations of Plots 1 and 2; or western elevations of Plot 3.

    REASON: In the interests of residential amenity and privacy.

INFORMATIVES:

1. Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason may require the submission of a new planning application. It is suggested that you discuss any changes to the plans with the LPA before implementation on site.

2. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

3. The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

4. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

5. There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2017 (as amended) even when

bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on **0845 1300 228**, email enquiries@bats.org.uk or visit the Bat Conservation website.