Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/06382

Decision Date: 27 September 2023

Applicant:	Mr and Mrs Le Pape Coruscant House, Post Office Lane, Broad Hinton, Wiltshire, SN4 9PB
Particulars of Development:	Demolition of garage, and replacement with new entrance porch & utility room, replace low-pitched roof with a new steep pitched roof to include solar panels and roof lights, change the external finish of the existing building and engineering works to construct steps and retaining walls, with associated works.
At:	CORUSCANT HOUSE, POST OFFICE LANE, BROAD HINTON, SWINDON, SN4 9PB

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: (5)

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:

Plans List:
Application Form
Drawing Nos:
PL05 – Site and Location Plans
PL10 – Ground Floor Plan – As Existing

PL15 – Roof Plan – As Existing
PL20 – West and South Elevations – As Existing
PL25 – North and East Elevations – As Existing
PL105 – Ground Floor Plan – As Proposed
PL115 – Roof Plan
PL120 – South and North Elevation – As Proposed
PL125 – East and West Elevations – As Proposed
PL130 – Perspectives
PL135 – Finishes – Wall and Roof (Photographic Material Examples)
PL140 – Finishes – Roof and Bird/Bat Boxes
All received on 28.07.2023.

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

3 The external materials hereby approved shall be carried out in accordance with the submitted proposed elevations plans shown on Drawing Nos; PL120 and PL125 and these shall be read in conjunction with the approved Drawing Nos; PL135 and PL140. The materials shall remain as such in perpetuity.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informative to applicant:
The applicant's attention is drawn to the proposed timber cladding which can be either Cedar or Larch left to weather naturally.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (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 and western (side) elevations, above ground floor eaves height of the development hereby permitted.

REASON: In the interests of residential amenity and privacy

5 No part of the development hereby permitted shall be first brought occupied until the turning area and parking spaces 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.

Informatives: (2)

6 The applicant's attention is drawn to the air source heat pump shown on approved Drawing No. PL105

– Ground Floor Plan – As Proposed. As no details or specifications have been submitted in relation to this, it does not form part of the assessment of this planning application. The installation of an air source heat pump should comply with the provisions set out in the Town and Country Planning, General Permitted Development (GPDO) Order 2015 As Amended, Part 14, Class G. Non-compliance will require planning permission.

7 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) 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**

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