# The Town and Country Planning Act 1990

## Approval of Householder Planning Permission with Conditions

## Application Reference Number: PL/2023/04880

## Decision Date: 28 September 2023

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| **Applicant:** | Mr and Mrs Chris and Andrea Begent<br>Wisteria House, 29 The Pound, Bromham, Chippenham, United Kingdom, SN15 2HE |
| **Particulars of Development:** | Erection of two storey and single storey extension, plus replacement of 2 x single garage doors with 1 x double garage door and installation of circular window above to provide natural light to roof space. (amendment to PL/2021/06458) |
| **At:** | Wisteria House, 29 The Pound, Bromham, Chippenham, SN15 2HE |

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
Received on 19.06.2023.

Location Plan 1:1250
Existing Site Plan Rev 1.1
Existing East North East End Elevation Rev 1.1

Existing West South West Elevation Rev 1.1
Existing Ground Flr Plan View Rev 1.1
Existing 1st Floor Plan View Rev 1.1.
Existing Front Elevation Rev 1.1
Existing Rear Elevation Rev 1.1
Proposed Front Elevation
Proposed Ground Floor Plan
Proposed Site Plan
All received on 30.06.2023.

Proposed East North East End Elevation Rev 1.2
Proposed East North East End Sectional Elevation Rev 1.2
Proposed West South West Elevation
Proposed Plan (First Floor) Rev 1.2
Proposed Rear Elevation Rev 1.2
Received on 16.08.2023.

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

3 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), there shall be no addition to or extension of the two-storey extension as hereby approved, and no windows, doors or other form of openings shall be inserted in the flank (northeast (East North East) and southwest (West South West) elevations of the two-storey extension above ground floor ceiling level.

REASON: In the interests of residential amenity and privacy.

4 The materials to be used in the construction of the walls and roofs of the development hereby permitted shall match in material and colour those used in the existing building, except for the flat roof extensions, which shall be covered in EPDM.

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