Wiltshire Council

# The Town and Country Planning Act 1990
## Approval of Full Planning Permission with Conditions
## Application Reference Number: PL/2023/06650
## Decision Date: 05 October 2023

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| **Applicant:** | Mr. B. Simpson, 109 Avondown Road, Durrington, Wiltshire, SP4 8JE |
| **Particulars of Development:** | Application to allow the annex approved under S/2011/1623 to be rented out separately from the main house, without compliance with Condition 4. |
| **At:** | 109 Avondown Road, Durrington, Salisbury, SP4 8JE |

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:**

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 listed in schedule:

Location Plan dated 7/8/23
Proposed Block Plan, Floor Plan and Elevations ref A2604-02 Rev B received 12/9/23
Proposed Parking 3rd Space drawing with dropped kerb extension received 11/9/23
Planning Statement received 7/8/23

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

3 No part of the development hereby permitted (comprising the unit and associated car parking space outlined in red on the proposed block plan 1:200) shall be first occupied until the access & parking spaces [3 No] and space for bin storage have been completed in accordance with the details shown on the approved plans. These areas shall always be maintained for those purposes thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

4 No part of the development hereby permitted (comprising the unit and associated car parking space outlined in red on the proposed block plan 1:200) shall be first occupied until the whole of the access and parking area has been consolidated and surfaced (not loose stone or gravel).

Provision shall be made within the site to prevent private surface water from entering onto Avondown Road.

The access shall be maintained as such thereafter.

REASON: In the interests of highway safety and to prevent private surface water from entering the highway in an area at risk of surface water flooding

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending those Orders with or without modification), there shall be no additions, extensions or enlargements of the dwelling hereby permitted and no additional window, door, dormer window or rooflight shall be inserted in the development hereby permitted.

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

6 The new dwelling hereby approved shall not be occupied until the existing rooflights have been glazed with obscure glass and permanently fixed shut. The rooflights shall be permanently maintained in this condition for the lifetime of the development.

Reason: In the interests of residential amenity and privacy and to comply with Condition 6 of S/2011/1623.

**Informatives:**

**CIL:** The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

**Dropped kerb:**The application involves an extension to the existing/creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an app

**Signed**:

*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