Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2022/07061

Decision Date: 06 October 2023

Applicant:	Ms Helen Crapnell c/o LPC (Trull) Ltd, Trull, Tetbury, GL8 8SQ
Particulars of Development:	To create a one bedroom independent dwelling from existing annex
At:	6 LEIGH PARK ROAD, BRADFORD ON AVON, BA15 1TE

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: (3)

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
Location Plan ref: LPC 5264 EX 01 Rev A
Existing Plans ref: LPC 5264 EX 103
Proposed Plans ref: LPC 5264 PR 102 Rev A
Site Plan ref: LPC5264 EX 02 Rev A

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

2 The parking space shown on the approved plan ref: Site Plan dwg no. LPC5264 EX 02 Rev A shall be maintained and remain available for parking at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

For the avoidance of doubt, the accommodation hereby permitted shall be used to

3 provide permanent accommodation as a primary place of residence only, which shall not be occupied holiday accommodation. REASON: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would require further separate assessment of any proposal to use the dwelling hereby approved for holiday accommodation.

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