Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/07501

Decision Date: 10 October 2023

Applicant:	Mr Andrew Grimm June Cottage, The Dene, Hindon, SP3 6EE
Particulars of Development:	Removal of condition 4 to allow retention of the ground floor as habitable accommodation and vary condition 2 to provide a 3rd parking space to the front of the property in lieu of the integral garage
At:	June Cottage, The Dene, Hindon, Salisbury, Wilts, SP3 6EE

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (3)

1 Within 3 months of the date of this decision, the additional parking space (labelled car space 1) as shown on the approved places shall be laid out and remain free of obstruction to be used for vehicle parking in perpetuity

REASON: In the interests of highway safety and to provide sufficient off road parking

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form received 25/10/2021
Location plan received 25/10/2021
Flood risk assessment received 25/10/2021

Proposed floor plan Drg no P22 rev 3 received 04/09/2023
Proposed elevations Drg no P23 rev 3 received 04/09/2023
Sections Drg no p24 rev 1 received 16/12/2021
Proposed drainage plan Drg no P25 rev 2 received 16/12/2021
Site plan and drainage Drg no P211 received 04/09/2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing building.

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

Informatives: (1)

4 Public footpath HIND11 runs directly adjacent to the car parking spaces on the east of the site The footpath passes over a bridge in this location and there is a watercourse to the east of the bridge. Users of the footpath are therefore restricted to the route over the bridge. Any vehicles should not be parked in a way that would obstruct the footpath. The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980. Public footpath HIND11 runs over the bridge directly adjacent to the parking spaces and should remain unobstructed at all times.

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