Wiltshire Council

The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2023/03630
Decision Date: 14th July 2023

Applicant:	Mr J White c/o Allen Planning Ltd, The Old Fire Station EC, Salt Lane , Salisbury, SP1 1DU
Particulars of Development:	Variation of condition 2 of PL/2023/00574 - to allow alterations to the proposed roof level and design of the approved dwelling
At:	High Banks, Warminster Road, South Newton, SP2 0QD

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: (8)

1 The development hereby permitted shall be begun before the expiration of three years from the
date of the original permission (15/01/2024)

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:

Block Plan and Location Plan received 25/01/2023

Tree works schedule received 25/01/2023
MCA2023/105/ 103 Rev A approved & proposed ground floor plans received 05/05/2023
MCA2023/105/ 105 Rev A proposed first floor and loft plan received 05/05/2023
MCA2023/105/ 106 Rev B proposed second floor and proposed roof plan received 05/05/2023
MCA2023/105/ 106 Rev C approved & proposed elevations 1 received 13/07/2023
MCA2023/105/ 107 Rev C approved & proposed elevations 2 received 13/07/2023
MCA2023/105/ 100 Rev B proposed site plan (includes proposed roof plan) received 27/06/2023

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

3 The development hereby approved shall be carried out in accordance with the agreed materials for the walls and roofs (Westerland grey Slate and Vandersanden Blenheim Red Multi Brick) received 13/06/2023

REASON: In the interest of visual amenity and protecting the character of the area.

4 The first-floor windows in the north-west and south east elevations shall be glazed with obscure glass only to an obscurity level of no less than level 5 and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy

5 Any entrance gates shall be set back not less than 5.8m within the development site in accordance with Proposed Site Plan MCA2023/105/ 100 Rev B received 27/06/2023. Gates shall only be hung to open inwards into the development site and shall be maintained in that condition at all times thereafter.

Reason: to ensure the free movement of vehicles into the development site from the A36 trunk road, in the interest of the safe and efficient operation of the A36 trunk road.

6 Prior to occupation of the development hereby permitted the driveway within the development site shall be properly consolidated and surfaced (not loose stone or gravel) for at least the first 5.8m or up to the development entrance gate(s) (whichever is greater). Once constructed the access driveway shall thereafter be maintained in that condition at all times.

Reason: in the interest of the safe and efficient operation of the A36 trunk road.

7 Prior to occupation of the development hereby permitted the vegetation clearance within the development site along the boundary with the A36 trunk road, as detailed in the Tree Works Schedule and Proposed Site Plan MCA2023/105/ 100 Rev B, shall be completed. Vegetation along the boundary of the A36 shall be maintained in that condition thereafter.

Reason: to maximise available visibility at the existing A36 direct access, in the interest of the safe and efficient operation of the A36 trunk road.

8 The method of surface water drainage for the development hereby permitted shall be designed, implemented and maintained to ensure no surface water run-off arising from the development site shall enter the trunk road or highways drainage systems.

Reason: in the interest of the safe and efficient operation of the A36 and to protect the highways drainage asset.

Informatives: (1)

9 Any traffic management measures identified as necessary to protect the A36 highway during the works to remove vegetation within the development site along the A36 boundary will require approval to be obtained from National Highways via SouthWestRoadspace@nationalhighways.co.uk. All costs for traffic management shall be met by the applicant. Commencement of works requiring traffic management will need to be timed to fit in with other road works on the strategic road network to ensure there are no unacceptable impacts on congestion and road safety. An early approach to National Highways is therefore advised.

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