Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08326

Decision Date: 09 November 2023

Applicant:	Mrs Vera Garrett 39 Sorrell Way, Gillingham, Dorset, SP8 4TP
Particulars of Development:	Construction of single two bedroom cottage (resubmission of PL/2023/00213)
At:	Land adjacent to 3 Old Mill Close, East Knoyle, Salisbury, SP3 6EX

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: (12)

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:

Location Plan 1470/23/03A dated Aug 23
Existing and Proposed Block Plan 1470/23/04A dated Aug 23
Proposed Elevations 1470/23/01B dated Nov 23
Proposed Floor Plans 1470/23/02A dated Aug 23
Streetscene and Section 1470/23/06 dated Aug 23
Landscape Plan 1470/23/07 dated Nov 23

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

3 No development above slab level shall be undertaken until details of the materials to be used for the external walls and roof have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

4 The dwelling shall not be occupied until details of boundary treatments submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved details.

REASON: In the interests of visual and residential amenity.

5 Before the development hereby permitted is first occupied the first floor window in the south elevation shall be glazed with obscure glass only to an obscurity level of no less than level 4 and the windows shall be permanently maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

6 No part of the development hereby permitted shall be occupied until the access & parking spaces [2] have been completed in accordance with the details shown on the approved plans and the whole of the parking area has been consolidated and surfaced (not loose stone or gravel). The access and parking shall be maintained as such thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

7 The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2.4m parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level, and maintained as such thereafter.

REASON: In the interests of highway safety.

8 The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

9 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

10 The dwelling hereby approved shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external water usage).

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

11 No external lighting shall be installed on site other than in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication “Guidance Notes for the Reduction of Obtrusive Light” (ILE, 2021)”,(https://theilp.org.uk/publication/guidance-note-1-for-the-reduction-of-obtrusive-light-2021)

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site aiding in the preservation of the Dark Skies Status of the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development falling within Part 1, Classes A-H, including the insertion of any window, dormer window or rooflight other than those shown on the approved plans, shall take place on the dwellinghouse hereby permitted or within its curtilage.

REASON: In the interests of the character of the existing buildings and their setting and to enable the Local Planning Authority to consider individually whether planning permission should be granted for alterations, extensions or enlargements.

Informatives:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

The applicant is advised to fully note the requirements for Electric Vehicle Charge Points as required in Approved Document S of the Building Regulations. The requirements in the document represent the minimum standard and the applicant is advised that additional provision may be provided at the applicant’s cost.

The application involves the 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 application.

The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

The site is located within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and is a designated "European Dark Skies Reserve" as such there is an obligation is to reduce, year on year, light pollution, and not simply minimise the increase in light pollution to maintain this Dark Skies Status. As such it is requested that future occupiers take steps to limit light pollution as much as possible, which can include measures such as automatic blinds that close at dusk and open at dawn and limiting the use of external lighting.

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