Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/07226

Decision Date: 22 November 2023

Applicant:	Mr Alex Mitchell Ansty House, A30 North To High Street, Ansty, Wiltshire, SP3 5QD
Particulars of Development:	Alterations and repair to existing house and replacement garage
At:	ANSTY HOUSE, ANSTY, SALISBURY, SP3 5QD

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: (6)

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 and documents: 488 - [1] 001 Location plan, 488 - [1] 111 Survey Garage plan, 488 - [3] 502 Proposed sash window details, 488 - [1] 101 Survey - Ground and first floor plan House, 488 - [3] 503 Proposed replacement metal window, 488 - [1] 201 Survey Elevations - House and 488 - [1] 002 Survey site plan and 488 - [3] 101 Proposed ground and first floor plans House dated 24/08/23. Conservation rooflight brochure, 488-3 111-P1 Proposed garage ground floor plan, 488-3 001 P1 Proposed site block plan, Schedule of works P1, 488-1 200-P1 Existing streetscene, 488-3 201-P1 Proposed house elevations, 488-1 202 P1 Existing garage elevations, 488-3 202 P1 Proposed garage elevations, Statement of Heritage statement Rev 4, 488-3 200 P1 Proposed streetscene, 488-3 112 P1 Proposed garage first floor plan, 488-3 504 Proposed utility door, 488-3 501 P1 Sash window repair

details, Histoglass Brochure - Thin double glazing dated 20/10/23 and PEA Report, 488 - [1] 102 - P1
Survey - Second floor and roof (house) plan and 488 - [3] 102 - P1 Proposed second floor and roof plans dated 15/11/23.

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

3 The garage/accommodation above hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Ansty House and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited 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 not permit a wholly separate dwelling.

4 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 that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the South facing elevation or roofslope of the garage hereby permitted.

REASON: In the interests of residential amenity and privacy

5 All lighting provided on site shall be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note 08/23 “Bats and artificial lighting in the UK”, issued by the Bat Conservation Trust and Institution of Lighting Professionals and will demonstrate that bat habitat (trees, scrub and hedgerows) on the perimeter of the site will remain below 1 lux.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

6

The development will be carried out in strict accordance with the following documents: - Pages 14-15 of the report: Preliminary Ecological Appraisal, Ansty House, Date:

November 2023 by Stark Ecology

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of
biodiversity.

Informatives: (3)

7 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and
the Habitats Regulations (2017) it is an offence to disturb or harm any protected species
including for example, bats, great crested newts, breeding birds and reptiles. The protection
offered to some species such as bats, extends beyond the individual animals to the places they
use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and
consider the need for a licence from Natural England prior to commencing works. Please see
Natural England's website for further information on protected species

8 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.

9 The habitat within the proposed development site and the surrounding area is suitable for
roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which
could result in roost abandonment and/or the severance of key foraging areas. This will likely
result in a significant negative impact upon the health of bat populations across the region.
Artificial light at night can have a substantial adverse effect on biodiversity. Any new

lighting
should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their
publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and
Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation
Trust and Institution of Lighting Professionals.

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