Wiltshire Council

The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2023/05911
Decision Date: 24 October 2023

Applicant:	Mr Barnfather 24 Nuthatch Road, Calne, Wiltshire, SN11 9SB
Particulars of Development:	Alteration to boundary walls, with new installed. New garden room installed.
At:	24 Nuthatch Road, Calne, SN11 9SB

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:

Proposed Garden Room Elevation: DWG No. 2315.03.07 Rev B; Received 16 October 2023
Location & Site Plan: DWG No. 2315.03.01 Rev D; Received 16 October 2023

Proposed 3D Plan: DWG No. 2315.03.08 Rev A; Received 16 October 2023
Proposed Elevations: DWG No. 2315.03.06 Rev B; Received 16 October 2023
Proposed Floor Plan & Sections: DWG No. 2315.03.05 Rev B; Received 16 October 2023
Existing 3D Plan: DWG No. 2315.03.04; Received 17 July 2023
Existing Ground Floor Plan & Sections: DWG No. 2315.03.02; Received 17 July 2023
Existing Elevations: DWG No. 2315.03.03; Received 17 July 2023
Material Confirmation Document: Received 20 October 2023

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

3 The timber cladding and materials to be used in the construction of the external surfaces of the outbuilding hereby permitted shall match in material, colour and texture those detailed on the application form, approved drawings, and Material Confirmation document received 20th October 2023.

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

4 The materials to be used in the construction of the external surfaces of the boundary wall hereby permitted shall match in colour of those used on the external walls of the existing host dwelling.

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

5 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 24 Nuthatch Road, Calne and for no commercial or business purposes whatsoever.

REASON: The outbuilding is located where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, parking availability and other planning policies pertaining to the area, would wish to consider whether a non-ancillary or non-domestic use of the building would be appropriate.

6 The proposed replacement hedge (Western Red Cedar) shown in the approved plans (Location and Site Plan: DWG No. 2315.03.01 Rev D and Proposed Elevations: DWG No. 2315.03.06 Rev B) shall be carried out in the first planting and seeding season following the removal of the hedge; The hedge planting shall be maintained free from weeds and shall be protected from damage by vermin. Should the replaced hedge within a period of five years, die, be removed, or become seriously damaged or diseased, it shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development and so as to avoid the visual loss of this important green, landscaped area in the context of a relatively built-up and high density residential estate.

Informatives: (3)

7 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.

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 applicant is requested to note that this permission does not affect any

private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required, it will be necessary for the applicant to obtain the landowners consent before such works commence. If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

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