Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/06147

Decision Date: 31 October 2023

Applicant:	Mr Coleman-Smith Khaleej, Northbrook, Market Lavington, Wiltshire, SN10 4AN
Particulars of Development:	New drive created in front garden. part removal of raised garden to make way for drive. New external steps and retaining walls.
At:	Khaleej, Northbrook, Market Lavington, Devizes, SN10 4AN

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: (4)

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

- 2311.03.01 Rev B – Location and Site Plan;
- 2311.03.04 Rev C – Proposed Ground Floor Plan;
- 2311.03.05 Rev C – Proposed Front Elevation and Section.

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

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3. Notwithstanding the details of the approved plans, no development shall commence on site until full details of materials, site levels, cross sections and construction details (to include structural calculations) for the retaining structures have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed and maintained in accordance with the approved details.

Reason: in the interest of protecting the safety and operation of the public highway and to ensure the development is completed to an appropriate design in accordance with the aims of Core Policies 57, 61 and 62 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

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4. Notwithstanding the details of the approved plans, no development shall commence on site until full details of a surface water drainage system (to prevent increased run-off from the site into the public highway/public sewer) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed and maintained in accordance with the approved details.

Reason: in the interest of protecting the safety and operation of the public highway and to prevent increased risk of flooding in the locality in accordance with the aims of Core Policies 62 and 67 of the Wiltshire Core Strategy and the planning policy advice of the National Planning Policy Framework.

Informatives: (1)

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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 landowner's 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.

The applicant's attention is drawn to the fact that during the construction phase, no plant and machinery shall be installed on land outside of the applicant's land/property and at no time shall any construction/delivery vehicles related to the development be parked/left idling in a position to obstruct the public highway.

The is located within an area that may contain below ground archaeology. However, due to previous ground disturbing works within the site there is only a very low expectation that archaeology of any significance would be discovered during construction of the approved development. Should any historic material or artifacts be encountered during ground disturbing works, the applicant is advised to cease works and to contact the County Archaeology Department at archaeology@wiltshire.gov.uk for further advice.

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.

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