Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/05833

Decision Date: 31 October 2023

Applicant:	Mr Stephen Slater Barton House, Barton Farm, Pound Lane, Bradford on Avon, Wiltshire,BA15 1LF
Particulars of Development:	Partial demolition of existing rear extension and replacement with a new extension, alterations to staircase between ground and first floor, addition of en-suite bathroom and alterations to doors to entrance and lobby and addition of a new house sign.
At:	BARTON HOUSE, POUND LANE, BRADFORD ON AVON, BA15 1LF

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:

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:

Site Block and Location Plan DWG No.001
Existing Ground Floor Plan DWG No.11
Existing First Floor Plan DWG No.12
Existing Second Floor Plan DWG No.13
Existing Roof Plan DWG No.14
Existing North and East Elevations DWG No.15

Existing South and West Elevations DWG No.16
Existing Section AA DWG No.17
Existing Details DWG No.18
Proposed Ground Floor Plan DWG No.21
Proposed First Floor Plan DWG No.22
Proposed Second Floor Plan DWG No.23
Proposed Roof Plan DWG No.24
Proposed South and West Elevations DWG No. 26
Proposed Extension Floor and Roof Plans DWG No.31
Proposed Sections BB and CC DWG No.33
Proposed Sections DD DWG No.34
Proposed Details 2, 3 and 4 DWG No.35
Proposed Details 01,02,03 and 04 DWG No.36
Proposed En-Suite Bathroom Details DWG No.41
Proposed Stair Details DWG No.42
Proposed Front Door Details DWG No.43
Proposed Internal Door Details DWG No.44
Extension Construction Details 3 DWG No 1825-S-02 P2
Extension Construction Details 1 DWG No 1825-S-04 P1
Extension Construction Details 2 DWG No 1825-S-03 P2
All Plans Received 14.07.2023

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

3 The development hereby approved shall be carried out in strict accordance with the following documents: Updated Bat Survey & Mitigation Report. Johns Associates. 6 June 2023

REASON: To define the terms of the permission and for the protection, mitigation, and enhancement of biodiversity.

4 Prior to bringing the development hereby approved into use, details of the number, design, and locations of bat roosts shall be submitted to the local authority for written approval. These details should be clearly shown on a scaled site plan. Once approved, the installations shall be implemented before the. development is brought into use

REASON: To define the terms of the permission and to provide mitigation/enhancement for biodiversity

Informatives:

The applicant is reminded that any below ground works needed will require Scheduled Monument Consent (SMC), as defined under Section 2 of the Ancient Monuments and Archaeological Areas Act 1979. SMC is granted by the Secretary of State (SoS) for the Department of Culture, Media and Sport (DCMS).

The applicant is also advised that in the event of any change to the approved SMC that planning permission may be required.

The applicant is encouraged to make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. You will also need to use flood-resistant materials up to at least 300mm above the estimated flood level.

Flood water can put pressure on buildings, causing structural issues. If your design aims to keep out a depth of more than 600mm of water, you should get advice from a structural engineer.

Standards for the installation and retrofit of resistance measures are available in British Standard 851188-1:2019+A1:2021.

If you cannot raise the floor levels in this way, you may need to include extra flood resistance and resilience measures.

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