Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/07344

Decision Date: 03 November 2023

Applicant:	Mr Harry Kirkman Heathervale House , 2-4 Vale Avenue , Tunbridge Wells , Kent, , TN1 1DJ
Particulars of Development:	Demolition of existing detached garage and extensions to form a store, therapy room, and carer's ancillary accommodation.
At:	181 Woodrow Road, Forest, Melksham, SN12 7RF

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: (5)

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:

Existing Elevations, Floor Plans & Location & Site Plan – dwrg no. 14958/05 – received 29/08/23.
Proposed Elevations, Floor Plans & Site Plan – dwrg no. 14958A 06G – received 24/10/23

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

3 The development hereby approved and the referenced therapy room and carer's accommodation shall only be used for purposes ancillary to the residential use of the main dwelling, known as No181 Woodrow Road, and it shall remain within the same planning unit as the main dwelling.

REASON: To define the terms of this permission and to ensure the additional accommodation is restricted to ancillary accommodation only associated to the main host 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 window on the upper floor level (above ground floor ceiling height) or dormer window other than those shown on the approved plans, shall be inserted in the west elevation or its roof slope of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

5 Before the development hereby permitted is brought into use the window(s) on the upper floor level of the west elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and thereafter, the windows shall be permanently maintained with obscure glazing for the lifetime of the development

REASON: In the interests of residential amenity and privacy.

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