Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/06394

Decision Date: 03 November 2023

Applicant:	Mr Alex Plummer Halfpenny Green, The Ham, Wiltshire, Durrington, SP4 8HW
Particulars of Development:	New side extensions to existing dwelling with 2no. dormer windows. Stand alone double garage.
At:	Halfpenny Green, The Ham, Durrington, Salisbury, SP4 8HW

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: (9)

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:

Application form received 28/07/2023
21_127 P000B Site Location Plan received 28/07/2023
21_127 Design & Access Statement received 28/07/2023
21_127 P001D Site Layouts received 08/09/2023
21_127 P003D Proposed received 28/07/2023
21_127 sk004A - 007A - Additional Information – context visuals received 28/07/2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those detailed on the application form and approved plans.

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

4 The development hereby permitted shall not be first brought into use until the first 2m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety

5 No part of the development hereby permitted shall be first brought into use until the access, turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

6 The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

7 The development will be carried out in strict accordance with the submitted CEMP as outlined and embedded within the following documents:

• Section 5.3, Preliminary Ecological Assessment, May 2022 by David Leach Ecology.
• Proposed Site Compound 21_127/sk003B by Scrace Architects and;
• Surface Water Drainage Locations 21_127/sk001A by Scrace Architects

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

enhancement of biodiversity.

8 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 GN01:2011, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2011), and Guidance note 08/18 "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.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation and shall be retained for use for parking of vehicles only and no other use in perpetuity.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety and in the interests of amenity.

Informatives: (4)

The application involves an extension to the existing vehicle access. The consent hereby granted shall
not be construed as authority to carry out works on the highway. The applicant is advised that a licence
will be required from Wiltshire's Highway Authority before any works are carried out on any footway,
footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle
Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at
http://wiltshire.gov.uk/highways-streets to make an application.

There is a low risk that bats may be encountered at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore
not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 even when bats are temporarily
absent because, being creatures of habit, they usually return to the same roost site every year.

Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or
evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a
professional ecologist or to contact Natural England's Batline through the internet.

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.
Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the
Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to
check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is
usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

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 GN08-18 “Bats and artificial lighting in the UK”, 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