Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/06963

Decision Date: 6th November 2023

Applicant:	Mrs Ash Young Yew Tree Cottage Wylye Road, Hanging Langford, Wiltshire, SP3 4NN
Particulars of Development:	Existing garage is to be converted into a games room with a toilet. An internal staircase is to be added for permeant loft space access. Window along the western elevation is to be removed and replaced with a new window for means of escape. 2 additional parking bays are to be provided to the west of the garage.
At:	YEW TREE COTTAGE, WYLYE ROAD, HANGING LANGFORD, SALISBURY, SP3 4NN

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:

Application form received 12/09/2023
Proposed site plan Drg no 00047/05 Rev P2 received 12/09/2023
Location plan received 16/08/2023

Garage elevations Drg no 00047/02 Rev P1 received 16/08/2023
Proposed garage plans Drg no 00047/04 Rev P1 received 16/08/2023
Design and access statement received 16/08/2023

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

3 The use hereby permitted shall only be for purposes incidental to the residential use of the host dwelling known as Yew Tree Cottage, Hanging Langford. The development shall not be used as habitable/ancillary accommodation.

REASON: The garage building is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, highway safety, parking and planning policies pertaining to the area, would not permit a wholly separate unit of accommodation and in the interests of amenity.

4 No part of the development hereby approved shall be first used until the parking area shown on the approved plans has been consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety

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