Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/05330

Decision Date: 06 November 2023

Applicant:	Paul Fearnside Alex Lucas Trematon , Ashley, Box, Wiltshire, SN13 8AQ
Particulars of Development:	Renovation and Extension of the existing chalet bungalow. New timber framed outbuilding to provide artist studio space.
At:	TREMATON, ASHLEY, BOX, CORSHAM, SN13 8AQ

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: (8)

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:

- Location plan ref. 692-PL-00.
- Existing site plan ref. 692-PL-01.
- Existing lower ground-floor plan ref. 692-PL-02.
- Existing ground-floor plan ref. 692-PL-03.
- Existing first-floor plan ref. 692-PL-04.
- Existing roof plan ref. 692-PL-05.
- Existing NW & SE elevations ref. 692-PL-06.
- Existing SW & NE elevations ref. 692-PL-07.

- Proposed site plan ref. 692-PL-11A.
- Proposed lower ground-floor plan ref. 692-PL-12.
- Proposed ground-floor plan ref. 692-PL-13A.
- Proposed first-floor plan ref. 692-PL-14.
- Proposed roof plan ref. 692-PL-15.
- Proposed NW & SE elevations ref. 692-PL-16A.
- Proposed SW & NE elevations ref. 692-PL-17A.
- Proposed studio elevations ref. 692-PL-18.
- Proposed site elevation ref. 692-PL-19.
- Air Source Heat Pump tech sheet for the Midea MHC-V10 8kW product.

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.

4 The development hereby approved shall be carried out in full accordance with the mitigation measures contained in the Preliminary Ecological Appraisal ref. CIC v 1.2, prepared by Ellendale Environmental Limited. No aspect of the development hereby approved shall be brought into first use until all of the ecological enhancement measures listed in the PEA have been installed. The enhancement measures shall thereafter be retained and maintained for the lifetime of the development.

REASON: to ensure the protection and enhancement of ecological features.

5 The outbuilding hereby approved shall be constructed on metal screw piles, misaligned to ensure that no tree roots are hit, and the building shall sit above the ground and with a slope allowing water to pass beneath it.

REASON: to ensure the outbuilding is constructed in a satisfactory manner that does not prejudice the longer-term welfare of retained trees.

6 The outbuilding hereby approved shall not be used at any time other than for purposes ancillary to the residential use of the main dwelling. It shall remain within the same planning unit as the main dwelling.

REASON: to safeguard the character of the area.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: in the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements, having particular regard to the openness of the green belt.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site on the approved plans.

REASON: in the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for ancillary outbuildings, having particular regard to the openness of the green belt.

Informatives: (2)

9 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.

10 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