Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/06565
Decision Date: 08 November 2023

Applicant:	Mr Colley, Redlynch House, Bowers Hill, Redlynch, Salisbury, SP5 2HD
Particulars of Development:	Conversion and alteration of redundant ancillary outbuilding to residential annexe
At:	Outbuilding at Redlynch House, Bowers Hill, Redlynch, Salisbury, Wiltshire, SP5 2HD

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 listed in schedule:

Email from agent (SJ Egford) received 7/11/23 confirming use of outbuilding as a residential annexe
Location Plan (including blue land) Dwg No 07 Rev A dated 7th August 2023
Block Plan Dwg No 09 Rev A dated 25th October 2023 updated (with bat enhancement and mitigation)

Proposed Elevations Dwg No 05 Rev A dated 11th September 2023
Proposed Floor Plans Dwg No 04 Rev B dated 8th September 2023
Bat Activity Survey Report by Daniel Ahern Ecology ref 4873.5 dated October 2023
Preliminary Roost Assessment by Daniel Ahern Ecology ref 4873.1 dated September 2023
Proposed Bat Loft Dwg No 10 received 24/10/23

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

3 The residential accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Redlynch House, Bowers Hill, Redlynch, Salisbury, Wiltshire, SP5 2HD and it shall remain within the same planning unit as the main dwelling and not sold or let separately.

REASON: The additional accommodation is outside the settlement boundary and sited in a position where the Local Planning Authority, having regard to the River Test catchment and Solent protected sites, would not permit a wholly separate dwelling.

4 Notwithstanding the details shown on the submitted plans and forms:

i) No development shall commence on the new dormer windows hereby approved until details of the materials to be used for the dormers have been submitted to and approved in writing by the Local Planning Authority.

Plain clay tiles shall be used for the roof of the development and any new brickwork shall match the existing bricks in the outbuilding unless otherwise agreed under (i) above.

Development shall be carried out in accordance with the approved details.

ii) The paired double doors shall be fixed open and maintained in that condition for the lifetime of the development, in accordance with the response to the conservation officer dated 31/10/23.

iii) All rain water goods shall be metal

iv) The exposed rafter feet detail shall be retained and maintained in that condition for the lifetime of the development.

v) The existing barge boards shall either be retained or replaced with painted timber, and maintained in that condition for the lifetime of the development.

REASON: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area and the

settings of heritage assets including the Grade II listed Lodge.

5 The development shall be implemented in strict accordance with the recommendations for bat mitigation and enhancement set out in Section 4.2 Requirements of the Bat Activity Survey Report by Daniel Ahern Ecology ref 4873.5 dated October 2023 or as amended by any subsequent European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations.

Subject to any amendment by the EPSL licence the following measures shall be implemented:

i) Prior to any works (including demolition or stripping out) taking place on the outbuilding, three Harlech woodstone bat boxes shall be installed in accordance with Section 4.2 and the Block Plan Dwg No 09 Rev A dated 25th October 2023 updated (with bat enhancement and mitigation).

Before the annexe hereby approved is occupied:

ii) A large, multi-chamber woodstone bat box shall be installed on the southern elevation of an adjacent tree in accordance with Section 4.2 and the Block Plan Dwg No 09 Rev A dated 25th October 2023 updated (with bat enhancement and mitigation) and

iii) A bat loft shall be created in the existing outbuilding c28m east of building 1 in accordance with Section 4.2 and the Block Plan Dwg No 09 Rev A dated 25th October 2023 updated (with bat enhancement and mitigation) and Proposed Bat Loft Dwg No 10 received 24/10/23. The bat loft and bat box, once installed, shall be available for use by bats in perpetuity.

Reason: To ensure adequate mitigation during the construction phase and enhancements for bat species identified as using the site.

Signed

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