Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/06251

Decision Date: 20 September 2023

Applicant:	Ms. Sara Dale, 21 Woods Hill, Limpley Stoke, Wiltshire, United Kingdom, BA2 7GA.
Particulars of Development:	Extensions, alterations and external works including new drive.
At:	21 Woods Hill, Limpley Stoke, Bath, BA2 7GA.

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: (7)

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:

834-S-100 Existing lower ground floor & ground floor plan, 834-S-000 Existing location plan & site plan, 834-S-001 Existing site plan, 834-S-300 Section CC, 834-S-201 Existing North west & South west, 834-S-200 Existing North West & South West Elevations, 834-S-101 Existing 1st floor & roof plans, 834-P-300 Section CC, 834-P-100 Proposed lower ground floor plan, 834-P-002 Proposed Site plan drive visibility received on 25.07.2023. 834-P-001A Proposed Site Plan, 834-P-101A Proposed Ground, 1st floor & roof plans, 834-P-200A Proposed south East elevations, 834-P-201A Proposed North East Elevation, 834-P-202A Proposed South West & North West elevations received on 19.09.2023.

Planning Application Form received on 25.07.2023. Design & Access Statement received on 19.09.2023.

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

3 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), 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 surrounding Green Belt, amenity and to enable the Local Planning Authority to consider individually whether planning permission should be granted for further additions, extensions or enlargements.

4 The gradient of the access centre line shall not be steeper than 1:15 for a distance of 4.5 metres from its junction with the public highway.

REASON: In the interests of highway safety.

5 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of bat roosts and nesting opportunities for birds shall be submitted to the local authority for approval. These details should be clearly shown on a site plan/technical elevations drawing. The approved details shall be implemented before occupation of the final works.

REASON: To provide enhancement for biodiversity.

6 The development shall be carried out in strict accordance with the following documents:

• Ecological Appraisal. Report ref: E1124.001. Dated: 2 June 2023. Crossman Associates.
• Nocturnal Bat Survey Report. Report ref: CW20-1048 RPT 001 R3. Dated: 21 July 2023. Collington Winter Environmental.
• Site Plan-Drawing No: 834-P-001A. Dated: 17 February 2023. Hetreed Ross Architects.
• Proposed South East Elevation. Drawing No: 834-P-200A. Dated: 17 February 2023. Hetreed Ross Architects.

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

7 No external light fixture or fitting shall be installed within the application site untill details of existing and proposed new lighting have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate how the proposed lighting shall impact on the bat habitat compared to the existing situation.

REASON: To avoid illumination of habitat used by bats.

Informatives: (2)

8 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 usuallly taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

9 There is a low risk that bats may occur 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 2017 (as amended) 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 via the internet.

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