Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/04518

Decision Date: 29 November 2023

Applicant:	Mr L Jackson
Particulars of Development:	Variation of condition 10 of 15/12308/FUL (Demolition of detached garage & erection of new building containing 4 No. one bedroom flats) - to change timber windows to UPVC
At:	47-49 Edward Street, Westbury, BA13 3BP

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (9)

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Revised elevations scale 1:100 dated Nov 2023
Location plan and block plan scale 1:1250 and 1:500 drg no. 613/BLa received on 5 January 2016
Proposed plans scale 1:100 drag no. 613/01d received on 20 January 2015 (excluding elevation details)
Land survey scale 1:00 drg no. 613/S01 received on 15 December 2015
Cross sections scale 1:100 drg no. 613/02b received on 20 January 2016
Window details by Building Solutions received 23 November 2023

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

2 The development shall be carried out in accordance with the approved details of

materials discharged under application PL/2022/09410.

REASON: In the interests of visual amenity and the character and appearance of the Conservation Area.

3 The development shall be carried out in accordance with the approved details of hard and soft landscaping discharged under application 18/10896/DOC.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of the Conservation Area.

4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of the Conservation Area.

5 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

6 The development shall be carried out in accordance with the approved details of cycle parking discharged under application 18/10896/DOC.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, and in the interests of the character and appearance of the Conservation Area.

7

The development shall be carried out in accordance with the approved details of refuse and recycling facilities discharged under application 18/10896/DOC.

REASON: In the interests of public health and safety and the character and appearance of the Conservation Area.

8 The development shall be carried out in accordance with the approved scheme for the discharge of surface water from the site discharged under application 20/00261/DOC.

REASON: To ensure that the development can be adequately drained.

9 The development shall be carried out in accordance with the approved scheme of archaeological investigation and programme of archaeological work as discharged under application 18/10896/DOC.

REASON: To enable the recording of any matters of archaeological interest.

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