Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/09247

Decision Date: 1st December 2023

Applicant:	Stanley Griscti Woodfalls Cross Farm, Woodfalls Cross, Hale, Salisbury, Hampshire, SP6 2NW
Particulars of Development:	Variation of condition 2 (approved plans) on 17/03319/FUL to allow for the omission of first floor extension and first/second floor alterations to the maisonette originally approved are now not being progressed and will remain as existing.
At:	85A Fisherton Street, Salisbury, SP2 7ST

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: (2)

1 The development shall be carried out in accordance with the following approved plans and documents:

Drawing 1156 / 102 Rev B - location and block plans received 25/10/2023
Drawing 1156/101 Rev C proposed floor plans and elevations, received 25/10/2023
Covering letter received 25/10/2023

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

2 The flat shall not be occupied until the proposed bin storage areas have been provided and shall be maintained for those purposes at all times thereafter.

REASON: To ensure that adequate provision is made for the storage of waste in the interests of amenity.

Informatives: (3)

3 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.

4 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 landowners 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.

5 Building Regulations Approved Document E states: 'It is good practice to consider the layout of rooms at the design stage to avoid placing noise sensitive rooms next to rooms in which noise generated." Accordingly it is good practice to avoid placing living rooms adjacent to, above or below kitchens or utility rooms. In order to reduce the likelihood of future noise complaints the applicant may wish to give further consideration to the internal layout of the flats. It is strongly recommended that the dividing wall between the ground floor flat and the commercial unit be constructed of impermeable material, to reduce the likelihood of complaints as the result of transference of odour/ fumes from products used in the hairdressers to the proposed residential accommodation.

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