Wiltshire Council

The Town and Country Planning Act 1990

Notice of Approval of Reserved Matters

Application Reference Number: PL/2023/08936

Decision Date: 05 December 2023

Applicant:	Mr James Huffam 16 Wyndham Road, Salisbury, Wilts, SP13AA
Particulars of Development:	Reserved Matters Application pursuant to Outline Permission PL/2021/08473 (Erection of single 2 storey 3 bed dwelling) - Relating to Appearance, Landscape, Layout and Scale
At:	1 Bourne View, Allington, Salisbury, Wilts, SP4 0AA

In pursuance of their powers under the above Act, the Council hereby PERMIT the above development to be carried out in accordance with the details of the RESERVED MATTERS submitted by you, and subject to compliance with the conditions specified here under:-

Conditions: (1)

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

Location Plan 21-3348-LOC1 E (17.12.21)
Proposed Site Plan 21-3348-200 (September 2023)
Proposed Floor Plans 21-3348-201 (September 2023)
Proposed Elevations 21-3348-202 (September 2023)

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

Informatives: (1)

Your attention is also drawn to the requirements of the conditions imposed on the outline planning permission reference PL/2021/08473 dated 10 May 2023, of which conditions 6 and 10 are required to be discharged prior to commencement of development.

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