Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/06252

Decision Date: 07 December 2023

Applicant:	Mr Horwood 18, Whitehill Industrial Estate, Royal Wootton Bassett, Swindon, Wiltshire, SN4 7DB
Particulars of Development:	Retrospective Change of use from 10 bedroom HMO (Sui Generis) to 13 bedroom HMO (Sui Generis)
At:	TOUCHDOWN HOUSE, 156 HIGH STREET, ROYAL WOOTTON BASSETT, SWINDON, SN4 7AB

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: (2)

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

Existing Site Plan DWG no. 875/005 received 25th July 2023
Elevations 1 DWG no. 875/005 received 25th July 2023
Location Plan DWG no. 875/001 received 25th July 2023
Floor Plan 1 DWG no. 875/010 received 25th July 2023
Elevations 2DWG no. 875/020 received 25th July 2023
Floor Plans 2 DWG no. 875/011 received 25th July 2023
Proposed Site Plan DWG no. 875/050 received 25th July 2023
Heritage Statement (Ben Williams) received 25th July 2023

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

2

The maximum number of residents occupying the house of multiple occupancy hereby approved shall not exceed 13 persons at any time. Reason. To ensure the amenity of adjoining residents and future residents of the house of multiple occupancy is not unduly compromised.

Informatives: (1)

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.

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