Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08538

Decision Date: 12 December 2023

Applicant:	Mr Chris Rokos C/O Agent, London, W1T 3JJ
Particulars of Development:	Installation of swimming pool, spa pool, plant room, landscaping and associated works
At:	Land to the South of Clock Cottage, The Stype & Little Bedwyn Estate, Hungerford, RG17 0RQ

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 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:

- Site Location Plan, Dwg No. 2257/LOC Rev D
- Site Block Plan As Existing, Dwg No. 2257/000 Rev D
- Site Block Plan As Proposed, Dwg No. 2257/100 Rev E
- South Elevation As Existing, Dwg No. 2257/011 Rev B /
- Ground Floor Plan As Existing, Dwg No. 2257/002 Rev D
- West Elevation As Existing, Dwg No. 2257/012 Rev B /
- South Elevation As Proposed, Dwg No. 2257/203 Rev D
- Ground Floor Plan As Proposed, Dwg No. 2257/102 Rev F

• East Elevation As Proposed, Dwg No. 2257/202 Rev D
• North Elevation As Proposed, Dwg No. 2257/201 Rev C /
• Pool Plant Room As Proposed, Dwg No., Dwg No. 2257/410 Rev A
• Roof Plan As Proposed, Dwg No. 2257/403 Rev A
• West Elevation As Proposed, Dwg No. 2257/204 Rev C

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

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