Wiltshire Council
Where everybody matters

29th August 2017

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Fowler Architecture & Planning Ltd
19 High Street
Pewsey
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SN9 5AF

Dear Sir/Madam,

Submission of details for approval as required by conditional planning consent

Consent No: 14/07813/FUL

Development: Erection of new dwelling in the grounds of White Hart public house. Formation of new car park for public house, as approved under lapsed consent E/11/0383/FUL

Site Address: The White Hart, Oare, Marlborough, SN8 4JA

On Behalf of: Mr & Mrs J Jones

I write following your recent application seeking the approval of details for the above.

You have submitted the following for consideration:

Condition	Proposed details
2 *(materials)*	Schedule of materials (revised)
3 *(detailing)*	Drawing 140212-250 – Window Details Drawing 140212-251 – Door Details Drawing 140212-252 – Bay Window Details Drawing 140212-253 – Roof and Canopy Details
5 *(landscaping)*	Drawing ACLA/BHK 01

I can confirm that the above details submitted are satisfactory and that they are **hereby approved**.

For completeness I set out below all the conditions relating to the planning permission with comments below each in italics.

1 The development hereby permitted shall be begun before the expiration of three years from the date of [the planning] permission.

Please note

2 Prior to the commencement of development there shall have been submitted to and approved in writing by the local planning authority details and samples of the materials to be used in the construction of the external walls and roof of the dwelling, including details of the brick bond to be used for the external walls (which shall be a traditional bond). The development shall be carried out in accordance with the approved details.

*The proposed materials are **hereby approved***
Please note

3 Prior to the commencement of the development there shall have been submitted to and approved in writing by the local planning authority details of the eaves, verges, windows (including head, sill and window reveal details), doors, rainwater goods, chimneys, dormers and the porch canopy.

The development shall be carried out in full accordance with the details so-approved.

*The submitted details are **hereby approved**.*
Please note.

4 No demolition, site clearance or development shall commence on site, and; no equipment, machinery or materials shall be brought on to site for the purpose of development, until the tree protection fencing detailed in the approved Arboricultural Impact Assessment (SJ Stephens Associates dated 19/08/2014) has been put in place.

The protective fencing shall remain in place for the entire development phase and until all equipment, machinery and surplus materials have been removed from the site. Such fencing shall not be removed or breached during construction operations.

No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance British Standard 3998: 2010 "Tree Work - Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars]

Please note the need for tree protection to be in place before other works commence

5 Prior to the commencement of development, and notwithstanding the detail of the approved drawing, there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include boundary treatments (including details of existing fences and walls etc to be retained), surfacing details and the location, species, planting sizes, densities and numbers for new planting, which should consider opportunities for strengthening existing tree belts around the site.

*The landscaping as shown on drawing ACLA/BHK 01 is **hereby approved**.*

6 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 new dwelling 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.

Please note

7 The dwelling shall not be occupied until the south-eastern corner of the public house building has been partially removed as detailed on plan number 09075/02, and the building made good with external finishes and brickwork to match existing, with the triangular visibility area so formed at all times being kept free of obstructions to driver visibility beneath the corbelled brickwork supporting the upper floor.

Please note

8 Before the dwelling hereby permitted is first occupied the modified vehicular access shall have been formed and provided with a visibility splay over a strip 2.4 metres wide running parallel and adjacent to the carriageway edge, between the centreline of the revised access and the southern end of the public house building. This visibility splay shall be cleared of any obstruction exceeding 0.9 metres in height above the level of the adjoining carriageway and maintained clear of any such obstruction at all times thereafter.

Please note

9 Prior to the permanent closure of the existing car parking area serving the public house located to the south of the access, the new public house car parking area hereby approved shall be provided in accordance with the approved details as shown on drawing 090705-02. The new public house car parking area shall be maintained and kept available for car parking at all times thereafter.

Please note

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no additions to, extensions or enlargements of the dwelling hereby approved shall be carried out .

Please note

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed within the curtilage of the dwelling forward of any wall of that dwelling which fronts onto any road or private access.

Please note

12 No construction or demolition work shall take place on the site in connection with the development hereby permitted on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Please note

13 The development hereby permitted shall be carried out in accordance with the drawing numbered 090705-02 and the Arboricultural Impact Assessment dated 19th August 2014.

Please note

I trust the above to be self-explanatory but please do not hesitate to contact the Officer below in the event of any queries.

Yours faithfully

pp. **Mike Wilmott**
Head of Development Management

Officer's Name: Nick Clark
Officer's Title: Planning Officer
Direct Line:
Email:

DC1004MW:MMS