Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/09592

Decision Date: 19 December 2023

Applicant:	Mr and Mrs Byron and Rachel Wheeler c/o agent
Particulars of Development:	Single storey extensions front and rear of property external insulation and timber cladding to garage (resubmission of PL/2023/06444)
At:	12 King Alfred Way, Winsley, Bradford On Avon, BA15 2NG

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: (3)

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:

Location Plan DWG No 473.S.001.P01
Existing Site Plan DWG No 473.S.010.P01
Existing Ground Floor Plan DWG No 473.S.110 P01
Existing First Floor Plan DWG No 473.S.111 P01
Existing Roof Plan DWG No 473.S.112 P01
Existing Sections DWG No 473.S.200 P01
Existing Elevations DWG No 473.S.300 P01
Proposed Site Plan DWG No 473.P.010 P03
Proposed Ground Floor Plan DWG No 473.P.110 P03
Proposed First Floor Plan DWG No 473.P.111 P03
Proposed Roof Plan DWG No 473.P.112 P03

Proposed Sections DWG No 473.P.200 P03
Proposed Elevations DWG No 473.P.300 P03
All Plans Received 06.11.2023

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

3 The development shall not be brought into use pursuant to the rear extension hereby approved until appropriate rainwater goods have been installed to prevent roof water entering third party land and property.

REASON: The application contained insufficient information. The appropriate rainwater installation is a building warrant design detail matter and should be resolved before the roof is completed.

Informatives:

If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.

The applicant is reminded that access to the mains water supply shall be retained within the application site with a manhole cover included

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.

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