Wiltshire Council

The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2023/07768
Decision Date: 19th December 2023

Applicant:	Mr & Mrs Chris & Alison Ashton Clarence Villa , Ludgershall Road, Collingbourne Ducis, SN8 3EJ
Particulars of Development:	Demolition of existing conservatory, garage and external store. Erection of new garage and 2 single storey extensions for habitable use.
At:	Clarence Villa, Ludgershall Road, Collingbourne Ducis, SN8 3EJ

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: (9)

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:

Application Form & Certificate
Ref: 2304/01_001 – Location Plan. Received – 12th September 2023
Ref: 2304/02_106 Rev B – Proposed Site Plan Inc Roof Plan. Received – 23.11.2023
Ref: 2304/02_107 Rev A – Proposed Ground Floor Plan. Received – 23.11.2023
Ref: 2304/02_108 Rev A – Proposed First Floor Plan. Received – 23.11.2023

Ref: 2304/02_109 Rev A – Proposed Elevations 1 of 3. Received – 23.11.2023
Ref: 2304/02_110 Rev B – Proposed Elevations 2 of 3. Received – 23.11.2023
Ref: 2304/02_111 Rev A – Proposed Elevations 3 of 3. Received – 23.11.2023
Ref: 2304/02_113 Rev A – Proposed Site Sections. Received – 23.11.2023
Ref: 2304/02_114 Rev A – Proposed Street Scene. Received – 23.11.2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3 No development shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

4 No part of the development hereby approved shall be brought into use until the parking areas shown on the approved plans has been
consolidated, surfaced and laid out in accordance with the approved details. This area shall be maintained and remain available for this use at all times thereafter.

REASON: To ensure that adequate provision is made for parking within the site in the interests of highway safety.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the southern elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

6 The window in the southern elevation serving the garage hereby approved shall be glazed with obscure glass only to an obscurity level of no less than level 5 and be permanently fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained as such for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

7 The extensions hereby permitted shall not be occupied at any time other than for purposes incidental and/or ancillary to the residential use of the main dwelling, known as Clarence Villa and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re- enacting or amending that Order with or without modification), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety; and to prevent the development becoming at risk of flooding.

9 The mitigation measures detailed in the approved Flood Risk Assessment (FRA) shall be incorporated into the design and construction of the development hereby approved and implemented in full prior to it being first brought into use.

REASON: In the interests of flood prevention

Informatives: (3)

1 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

2 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.

3 The applicant's attention is drawn to the advice received from Wessex Water and The Council's Drainage Team in response to this application (received 2nd October 2023 and 20th September 2023 respectively)

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