Wiltshire Council

The Town and Country Planning Act 1990

Application Reference Number: PL/2023/09309

Decision Date: 11 January 2024

Applicant:	Mr & Mrs Herrick Alexandra House, The Street, Yatton Keynell, Wiltshire, SN14 7BA
Particulars of Development:	Demolition of single storey rear extension and construction of new single storey rear extension, complete with internal alterations and associated external works
At:	ALEXANDRA HOUSE, THE STREET, YATTON KEYNELL, CHIPPENHAM, SN14 7BA

Conditions: (3)

1 The works for which Planning Permission is hereby granted shall be begun before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, 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:

2331.03.01 – Location and Site Plan
2331.03.02 – Existing Ground Floor Plan
2331.03.03 – Existing First Floor Plan
2331.03.04 – Existing Sections
2331.03.05 – Existing SW and NW Elevations
2331.03.06 – Existing SE and NE Elevations
2331.03.08/B – Proposed Ground Floor Plan (rec'd 05/01/2024)
2331.03.09/B – Proposed First Floor (rec'd 05/01/2024)
2331.03.10 – Proposed Sections
2331.03.11/B – Proposed SW and NW Elevations (rec'd 05/01/2024)
2331.03.12/B – Proposed SE and NE Elevations (rec'd 05/01/2024)

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

3 The development hereby permitted shall not be first occupied until all of the external walls

have been rendered and painted in a colour to match that of the external walls of the existing building.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (3)

4 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.

5 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.

6 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 https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy

Parvis Khansari **- Corporate Director, Place**