Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/09536
Decision Date: 11 January 2024

Applicant:	Mrs. R. Beggum, Regency Recruitment 19 Wilton Road, Salisbury, Wiltshire, SP2 7ED
Particulars of Development:	Change of use to ground floor from Sui Generis to Offices Class E. Residential use retained to first floor. Alterations to frontage to provide door to offices.
At:	19 Wilton Road, Salisbury, Wilts, SP2 7ED

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: (4)

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:

Location Plan at 1:1250 dated 3/11/23
Proposed Elevations plan ref 10-200 rev P1 dated 4/10/23
Fascia Signage plan ref 10-201 rev P1 dated 4/10/23
Proposed Ground Floor Plan and Front Elevation ref 10-100 rev P2 dated 4/10/23

Proposed Roof Level Plan ref 10-101 rev P1 dated 4/10/23

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

3 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 ground floor of the building (known as 19 Wilton Road, Salisbury, SP2 7ED) shall be used solely for purposes falling within Class E:

(a) shop other than for the sale of hot food
(c) (i) financial services
(c) (ii) professional services (other than medical services) and/or
(g) (i) office to carry out any operational or administrative functions,

of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed office or the former shop use or a similar professional service is acceptable beneath a residential flat, but the Local Planning Authority wish to consider any future proposal for a change of use, other than the specified uses, having regard to the circumstances of the case.

4 The replacement windows and new door hereby approved shall match the colour of those used in the existing building.

Reason: To ensure a harmonious form of development within the streetscene.

Signed:

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