Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/09596

Decision Date: 12 January 2024

Applicant:	Mr & Mrs P Aitken-Quack The Old Rectory Holloway Lane Northwest C307 To Underhill, East Knoyle, Wiltshire, SP3 6AQ
Particulars of Development:	Glass box conservatory, minor internal works and re-ordering of the existing garage including covered link to main house and new window
At:	The Old Rectory, East Knoyle, Salisbury, Wiltshire, SP3 6AQ

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: (5)

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 and Site Plan 1507/01 dated 09/2023
Proposed Plans 1507/05A dated 09/2023
Proposed Elevations - Sheet 1 1507/06A dated 09/2023
Proposed Elevations - Sheet 2 1507/07A dated 09/2023
Proposed New Window Details - 1507/08 dated Oct 2023
Design Access and Heritage Impact Statement October 2023
REASON: For the avoidance of doubt and in the interests of proper planning.

3 No works relating to the 'glass box' shall commence until a method statement, or similar, detailing the nature of attachment to the masonry and flashing details have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

REASON: In the interests of preserving the character and appearance of the listed building and its setting.

4 No development shall be carried out to the roofs of the building until details/samples of the new roof tiles, which must include the decorative course as existing, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Any further repairs deemed necessary, especially replacement or other works to the roof construction should be discussed in advance with the Council's conservation officer and any necessary listed building consent obtained if relevant.

REASON: In the interests of the character and appearance of the Listed Building, the wider Clouds Estate and East Knoyle and Milton Conservation Areas.

5 Any external lighting, including lighting within the glass box, shall be designed and installed to minimise sky glow, glare and light trespass in accordance with the appropriate Environmental Zone standards for protected areas as set out by the Institution of Lighting Professionals in their publication “The Reduction of Obtrusive Light” Guidance Note 01/21 (reference GN01/21).

REASON: To minimise unnecessary light spillage above and outside the development site in the interests of the AONB and Dark Skies designations.

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