Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2023/10021
Decision Date: 16 January 2024

Applicant:	Mr M. & Mrs P. Clover, Summerfield, Church Street, Bowerchalke, SP5 5BE
Particulars of Development:	Change of use of former chapel (F1(f)) to ancillary residential accommodation (C3) used in connection with the dwelling, Summerfield. Retrospective planning permission for installation of two flues.
At:	Former Chapel, Land Adjacent to Summerfield, Church Street, Bowerchalke, SP5 5BE

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 listed in schedule:

Site Location Plan ref 23 / 810 / E001 Rev B dated Sept 2023
Proposed ground floor & mezzanine level plans ref 23 / 810 / P100 Rev A dated Sept 2023

Proposed south east and south west elevations ref 23 / 810 / P111 Rev A dated Sept 2023
Proposed north east and north west elevations ref 23 / 810 / P110 Rev A dated Sept 2023
Proposed Landscape Site Plan (and parking plan) ref 23 / 810 / P003 Rev B dated Sept 2023
Highways Statement received 20/12/23
Planning Statement dated November 2023

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

3 The residential accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Summerfield, Church Street, Bowerchalke, SP5 5BE and it shall remain within the same planning unit as the main dwelling and shall not be sold or let separately.

REASON: In the interests of highway safety and the additional accommodation is sited in a position where the Local Planning Authority, having regard to the River Avon catchment, would not permit a wholly separate dwelling.

4 The ancillary accommodation hereby permitted shall not be occupied until it has been connected to an appropriate means of foul drainage (either the mains foul drainage, package treatment plant or septic tank).

Reason: To ensure that the development can be adequately drained.

5 The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

6 Notwithstanding the submitted details, the proposed development shall not be first brought into use until means/works have been implemented to avoid private surface water from entering the highway.

REASON: To ensure that the highway is not inundated with private surface water.

7 The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

8 No part of the development hereby permitted shall be first brought into use until the parking spaces (6 No) have been completed in accordance with the details shown on

the approved plans. The areas shall always be maintained for those purposes thereafter for the lifetime of the development and maintained free from the storage of materials.

REASON: In the interests of highway safety.

9 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), there shall be no additions/extensions or external alterations (including windows, dormers or rooflights) to any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

Informatives:

The applicant is advised that, if it is proposed to drain this development directly into the river or carry out any work within 8 metres of the watercourse then a Land Drainage Consent is required from the Environment Agency. For further information see www.environment-agency.gov.uk

CIL: The applicant is advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Bats: The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Air Source Heat Pump: This application does not provide consent for the ASHP and the applicant's attention is drawn to the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 14 Class G. Please note that ASHP development is not permitted by Class G unless the air source heat pump complies with the MCS Planning Standards or equivalent standards.

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