Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/09324

Decision Date: 22 January 2024

Applicant:	Mr & Mrs Roberts The Old Paddock, The Street, Grittleton, Chippenham, SN14 6AW
Particulars of Development:	Variation of condition 2 of N/05/02244/FUL - To enable alterations to the ground and first floor layout to approved dwelling, changes to the external appearance including oak frame to rear and alterations to openings to front elevation to allow improved access to garden
At:	Land Adj Old Paddock , Grittleton, Chippenham, Wiltshire, SN14 6AW

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (10)

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location plan and proposed site plan ref. AA/23/21/01 rev. A.
- Proposed ground-floor plan ref. AA/23/21/02 rev. A.
- Proposed first-floor plan ref. AA/23/21/03 rev. A.
- Proposed elevations ref. AA/23/21/04 rev. A.

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

2 No works above damp-proof course level shall be undertaken until details of all new external joinery have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include depth of reveal, materials, details of heads, sills and lintels,

including both horizontal and vertical sections at a scale of not less than 1:10. The works shall be carried out in accordance with the approved details, unless agreed in writing with the Local Planning Authority.
REASON: the application contained insufficient information to enable this matter to be considered prior to granting planning permission and to enable the Local Planning Authority to be satisfied with the completed appearance of the development.

3 No works above damp-proof course level shall be undertaken until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- location and current canopy spread of all existing trees and hedgerows on the land;
- full details of any existing trees and hedgerows to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure; and
- all hard and soft surfacing materials.

REASON: the application contained insufficient information to enable this matter to be considered prior to granting planning permission. 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 and to ensure a satisfactory landscaped setting for the development.

4 All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants that, within a period of five years, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.
REASON: to ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

5 No retained tree/s shall be cut down, uprooted, topped or destroyed, nor any hedge within the site cut down or grubbed out, without the prior approval in writing of the Local Planning Authority.
REASON: in the interests of visual amenity and the character and appearance of the area.

6 Notwithstanding the approved plans, the external stonework of the development hereby approved shall match the type, colour, size and bedding of the stone, type and mortar mix

confirmed by the previous applicant's letters of 03/08/2008 and 23/09/2008 associated with consent ref. 05/00413/FUL, which were agreed in writing by the Local Planning Authority on 25/09/2008. The development shall be undertaken in accordance with the approved details, unless agreed in writing with the Local Planning Authority.
REASON: in the interests of visual amenity and the character and appearance of the area.

7 Notwithstanding the approved plans, the external roofing material to be used in the development hereby approved shall be Bradley conservation tiles, as confirmed in the previous applicant's letter dated 03/08/2008 associated with consent ref. 05/00413/FUL and agreed in writing by the Local Planning Authority on 25/09/2008. The development shall be undertaken in accordance with the approved material, unless agreed in writing with the Local Planning Authority.
REASON: in the interests of visual amenity and the character and appearance of the area.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), no windows or other form of opening above ground-floor level shall be introduced in the elevations of the building hereby permitted.
REASON: in the interests of residential amenity.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or reenacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations 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.

10 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 garages, sheds, greenhouses and other ancillary domestic outbuildings shall be erected anywhere on the site.
REASON: to safeguard the character and appearance of the area.

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