Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/09803

Decision Date: 24 January 2024

Applicant:	Mr Rob Ronz The Sanctuary, 9 Dark Lane North, Steeple Ashton, United Kingdom, BA146EY
Particulars of Development:	Proposed single storey oak framed building to provide garaging and Home Office/Gym. Conversion of mobile 3 bay stables into permanent 2 bay stable & log store.
At:	The Sanctuary, 9 Dark Lane North, Steeple AShton, Trowbridge, Wilts, BA14 6EY

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: (8)

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:

Application Forms, Design, Access and Heritage Statement, Plan refs. 274 P01, 274 P02, 264 P05 Rev F, 100, 101, 274 P06 received on 13th November 2023

Plan ref. 75833 / RJC / 003 received on 29th November 2023

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

3 The unauthorised outbuilding structure, noted on plan ref. 75833 / RJC / 003, shall be demolished within 3 months of the date of this decision.

Reason: The unauthorised outbuilding is unsympathetic and incongruous in this historic setting, thereby harming the setting of the listed building and the character of the Conservation Area. It has been erected without planning permission and planning permission would not be granted for the building.

4 No development shall commence within the area indicated by application PL/2023/09803 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To enable the recording of any matters of archaeological interest.

All work is to be carried out by qualified archaeologists following the standards and guidelines for archaeological monitoring as set out by the Chartered Institute for Archaeologists (CIfA). The costs of this work are to be borne by the applicant.

5 Notwithstanding the approved drawings, no work shall commence to each of the below listed components until details of that individual component have been submitted to and approved in writing by the Local Planning Authority:

(i) Large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels;

(ii) Full details of external flues, background and mechanical ventilation, soil/vent pipes and their exits to the open air;

(iii) Full details and samples of external materials.

The development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission consent and 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, in the interests of preserving the character and appearance of the Conservation Area and the setting of the listed building.

6 The stable building hereby permitted shall only be used for the private stabling of horses and the storage of associated equipment and feed and shall at no time be used for any commercial purpose whatsoever, including for livery, or in connection with equestrian tuition or leisure rides.

REASON: In the interests of highway safety.

7 The outbuildings hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as The Sanctuary, 9 Dark Lane North, Steeple Ashton, Trowbridge, Wilts, BA14 6EY and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

8 All new or replacement rainwater goods shall be of cast metal construction and finished in black).

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

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