Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/07776

Decision Date: 25th January 2024

Applicant:	Paz Ferreira- Pike and Ian Pike Imladris , Salisbury Road, Shrewton, Wiltshire, SP3 4EQ
Particulars of Development:	Demolition of existing conservatory and construction of new single storey rear extension and verandah. Cladding to rear elevation of extension and existing rear projection. Replacement of existing wrought iron, first floor balcony with glass and extension over new single storey extension.
At:	Imladris, Salisbury Road, Shrewton, Salisbury, SP3 4EQ

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 Form & Certificate Received 12th September 2023
Plans Ref:
Location Plan Received 12th September 2023
Revised Proposed Block Plan DWG: ISR04BP Rev A Received 25th October 2023
Revise Proposed Elevations DWG: ISR08EP Rev A Received 25th October 2023
Proposed Floorplans DWG: ISS06FPP Recevied 12th September 2023

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those detailed within the application form and submitted plans.

REASON: For the avoidance of doubt and in the interests of visual amenity and the character and appearance of the area.

4 The development will be carried out in strict accordance with the following documents:

• Construction Environment Management Plan. December 2023.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity

5 No additional lighting shall be installed at the address unless details (locations and specification) of all proposed lighting have been submitted to and approved by the Local Planning Authority in writing.

REASON: To avoid illumination of the adjacent River Avon.

6 No works including demolition and groundworks shall take place outside daylight hours; no construction lighting will be used on the site throughout the development and construction phase.

REASON: The introduction of artificial light is likely to mean that any wildlife using the area is disturbed. Such disturbance will constitute an offence under relevant wildlife legislation.

7 No burning of materials shall take place on the site during the construction phase of the development.

REASON: To avoid impacts on the River Avon.

10 The trellis proposed on the balcony hereby approved, shall be erected prior to first use of the balcony and shall be retained as such in Perpetuity.

Reason: In the interests of protecting the amenity of neighbouring properties.

Informatives: (2)

8 **Bats**

There is a risk that bats may occur at the development site. The council considers it would be unreasonable to require the applicant to submit a bat survey because this could be considered disproportionate to the scale of development. Furthermore, given the nature of this development, the council considers that if bats were found, mitigation would probably not require further planning permission and a European Protected Species Licence would be forthcoming. Nevertheless, anyone undertaking this development should be aware that bats and their roosting places are protected at all times by the Conservation of Habitats and Species Regulations 2017 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. Consideration should be given to obtaining a survey from a professional ecologist before commencing work. If bats or evidence of bats is found at any stage of development, the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

9 **Protected Species General**

The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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.

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