Wiltshire Council

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application Reference Number: PL/2023/10340

Decision Date: 25 January 2024

Applicant:	Mr & Mrs J & K Durr Godwins Farmhouse , Rodbourne, Malmesbury, Wiltshire, SN16 0EY
Particulars of Development:	Renewal of Application No: PL/2021/10375 - Conversion of agricultural building to create dwellinghouse
At:	Godwins Farmhouse, Rodbourne, Malmesbury, SN16 0EY

Conditions: (2)

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

- Proposed Location and block plan: 1823/0422- Received 28th November
- Proposed Floor Plans : LPC4086 PR 102 (WITH SQM)-Received 2th November 2023
- Proposed floor plan and elevations: 1823/0421 Received 28h November

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

2 In the event that contamination is encountered at any time when carrying out the approved development, the Local Planning Authority must be advised of the steps that will be taken by an appropriate contractor; to deal with contamination and provide a written remedial statement to be followed be a written verification report that confirms what works that have been undertaken to render the development suitable for use.
REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

Informatives: (6)

3 We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance can also be found here - Flood resilient construction of new buildings - GOV.UK (www.gov.uk)

4 The site is within a Source Protection Zone 1. This is a very sensitive zone of protection around a public drinking water borehole. Private foul drainage discharging to ground in this location would need an Environmental Permit, which may not be granted. Please contact the Environment Agency for advice

5 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.
If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

6 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

7 The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

8 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability

must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's
Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Parvis Khansari **- Corporate Director, Place**