Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/09315

Decision Date: 29 January 2024

Applicant:	Mr & Mrs Mayo Common Farmhouse, Quemerford, Calne, Wiltshire, SN11 8UB
Particulars of Development:	Conversion or demolish/rebuild of existing out buildings to the rear of the property into habitable spaces. Existing tiles removed from roof and replaced with slates. Removal of existing conservatory and construction of new garage. Existing landscape altered including raised platforms.
At:	COMMON FARMHOUSE, QUEMERFORD, CALNE, SN11 8UB

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: (3)

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 and documents:

Drawing no. 2241.03.01 - Location plan 1:1250 Scale and Block Plan 1:500 Scale
Drawing no. 2241.03.02 - Existing Ground Floor Plan 1:100 Scale
Drawing no. 2241.03.03 - Existing First Floor Plan 1:100 Scale
Drawing no. 2241.03.04 - Existing Sections 1:100 Scale

Drawing no. 2241.03.05 - Existing South and West Elevations 1:100 Scale
Drawing no. 2241.03.06 - Existing North and East Elevations 1:100 Scale
Drawing no. 2241.03.08 - Proposed Ground Floor Plans 1:100 Scale
Drawing no. 2241.03.09 - Proposed First Floor Plan 1:100 Scale
Drawing no. 2241.03.10 - Proposed Section 1:100 Scale
Drawing no. 2241.03.11 - Proposed South and West Elevations 1:100 Scale
Drawing no. 2241.03.12 - Proposed North and East Elevations 1:100 Scale
Drawing no. 2241.03.13 - Proposed 3D images

All received 27th October 2023.

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

3 The window in the proposed shower room rear/north elevation shall be glazed with obscure glass only to an obscurity level of no less than level 3 prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

Informatives: (3)

4 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.

5 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.

6 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.

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