Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/07599

Decision Date: 30 January 2024

Applicant:	Mr & Mrs Tracey & Daniel Wright 34 St Margarets Street, Bradford On Avon, Wiltshire, BA15 1DW
Particulars of Development:	To replace a single storey building compromising two single domestic garages and storage and replace with a double domestic garage, storage and access to the garden, with the addition of a small gym to the rear of the garage.
At:	34 St Margarets Street, Bradford On Avon, BA15 1DW

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:

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:

Location Plan – dwrg no.0100 - – received 06/09/2023
Existing Floor Plans and Elevations – dwrg no. 0301 – received 11/01/2024
Site Plan Showing Proposed New Garage – dwrg no. 0101 – received 11/01/2024
Proposed Garage and Gym Floor Plan – dwrg no. 1301 – received 11/01/2024
Proposed Street View from Frome Road – dwrg no. 1501 – received 19/09/2023
Proposed SW Façade of Garage towards Frome Road – dwrg no. 1502 – received 19/09/2023
Rear Façade Elevation and Perspective View – dwrg no. 1503 (Rev6) – received 11/01/2024

Proposed Elevation NW and Street View – dwrg no. 1504 – received 06/09/2023
Proposed Sections – dwrg no. 1402 – received 11/01/2024
Arboriculture Method Statement – received 11/01/2024
Proposed Surface and Foul Water Drainage – dwrg no. 1902 (Rev6) received 11/01/2024

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

3 The development hereby approved shall not be used at any time other than for purposes ancillary to the residential use of the main dwelling, known as 34 St Margaret's Street, 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.

4 The development hereby approved shall not be first brought into use until the area between the nearside carriageway edge and a line drawn 2 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 600mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

5 The development hereby approved shall be undertaken in full compliance with the Arboricultural Methaod Statement produced by Sharples Tree Services and dated December 2023 pursuant to the tree protection measures.

Reason: To define the terms of this permission and in the interests of protecting existing trees during construction work.

6 The solar PV installation hereby approved shall be removed along with all the external associated supporting infrastructure, should if fall out of use for a period of 6 months or become obsolete.

Reason: To define the terms of this permission.

Informatives:

The boundary vegetation to the east of the access could potentially obscure driver visibility and the applicant is encouraged to maintain and manage it accordingly to ensure safe visibility is provided at all times.

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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