Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/05144

Decision Date: 5th February 2024

Applicant:	Mr Peter Sochon Barrington House, Churchfirlds Rd, Salisbury, Salisbury, United Kingdom, SP27NL
Particulars of Development:	Drop kerb to create a new access for new vehicle parking. Erect new boundary wall. Replace bow window with bay window and French doors and render to match
At:	Barrington House, Churchfields Road, Salisbury, Wilts, SP2 7NL

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: (10)

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:

Proposed front & side elevation Drg no DAK / CR / 07 dated 12 / 05 / 2023 received 09/06/2023
Proposed rear & side elevation Drg no DAK / CR / 08 dated 12 / 05 / 2023 received 09/06/2023
Proposed floor plan Drg no DAK / CR / 06 dated 12 / 05 / 2023 received 09/06/2023
Arboricultural impact assessment received 08/09/2023

Arboricultural method statement received 08/09/2023
Proposed site plan showing location of trees and RPA Drg no DAK / CR / 14 received 18/01/2024
Block plan Drg no DAK / CR / 02 received 18/01/2024
Proposed site plan showing vehicle moving in Drg no DAK / CR / 09 received 18/01/2024
Proposed site plan showing vehicle moving out Drg no DAK / CR / 10 received 18/01/2024
Proposed site plan showing visibility splay for 30 mph road Drg no DAK / CR / 11 received 18/01/2024
Proposed side elevation showing fence (wall) Drg no DAK / CR / 12 Rev B dated 17 / 01 / 2024 received 18/01/2024
Proposed fence & gates elevations Drg no DAK / CR / 13 Rev B dated 17 / 01 / 2024 received 18/01/2024
Materials received 10/01/2024

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

3 The development shall be undertaken strictly in accordance with the approved Arboricultural Method Statement.

REASON: To ensure that the amenity value of the most important trees and shrubs growing within or adjacent to the site are adequately protected during the period of construction

4 No part of the development shall be first brought into use, until the visibility splays shown on the approved plans (DAK/CR/11 received 18/01/2024) have been provided with no obstruction to visibility at or above a height of 600mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter.

Reason: In the interests of highway safety.

5 The development hereby permitted shall not be first brought into use until the first 5m of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

6 Notwithstanding the submitted details, the proposed development shall not be first brought into use until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water

7 The vehicle access and parking spaces shall remain ungated.

REASON: In the interests of highway safety.

8 The stopping up of the Eastern (existing) vehicle access shall take place in accordance with the approved details within one month of the first use of the Western (proposed) vehicle access. No later than one month after the first use of the Western vehicle access, the sole means of vehicular and pedestrian access to the development shall be as shown on the plans hereby approved.

REASON: In the interests of highway safety.

9 No part of the development hereby permitted shall be first brought into use until the access, turning area & parking spaces [3] have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

10 The brickwork for the walls along the southern boundary and for the wall forming the courtyard to the west of the existing dwelling hereby permitted shall be constructed to match that of the south elevation of the existing dwelling in terms of its colour, texture, face bond, size, jointing and pointing.

REASON: In the interests of visual amenity and the character and appearance of the area.

Informatives: (1)

11 The application involves the creation of a new vehicle access/dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application.

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