Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/11103

Decision Date: 15 February 2024

Applicant:	Ben and Michelle Jones Inwoods , 3 Bath Road, Farleigh Wick, Wiltshire, BA15 2PU
Particulars of Development:	Variation of condition 2 (approved plans) on 19/05498/FUL to allow for design changes
At:	Inwoods, 3 Farleigh Wick, Bradford On Avon, BA15 2PU

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (3)

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

Drawing Nos: 23118 001 P1, Site Location Plan, as received on 21 December 2023; Existing Ground Floor Plan; 3954/4, Existing First Floor Plan; 3954/5, Existing Elevations; 3954/6, Rev B, as received on 6 June 2019; 23118 1122 P2, Proposed Roof Plan; 23118 2200 P2, Proposed NE and SW Elevations, as received on 25 January 2024; and 23118 1121 P3, Proposed First Floor Plan; 23118 2201 P3, Proposed NW and SE Elevations; 23118 1120 P3, Proposed Ground Floor Plan, as received on 15 February 2024

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

2 No development shall commence above ground floor slab level on the one and a half storey side extension until details of the materials to be used for the external walls and

roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions/extensions or external alterations to any building forming part of the development hereby permitted.

REASON: In the interests of preventing the construction of disproportionate additions in the Green Belt and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations.

Informatives: (1)

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.

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