Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/10881

Decision Date: 15 February 2024

Applicant:	Mr and Mrs Poole 75 Downlands Road, Devizes, Wiltshire, SN10 5EF
Particulars of Development:	Removal of flat roof over garage and porch and replace them with monopitched roofs. Construction of single storey rear/side extensions, with rooflights and a roof lantern. Changes to the external cladding of the dwellinghouse. Construction of garden workshop/store addition.
At:	75 Downlands Road, Devizes, SN10 5EF

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: (7)

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:

Application Form
1:1250 Site Location Plan

Drawing Nos:
0028/21 A – Existing floor Plans - House
0028/21 B – Existing Elevations – House
0028/21 C – Proposed Floor Plans - House
0028/21 D – Proposed Elevations – House

All received on 29.12.2023.

Revised Plan Drawing No.
0125/23 E Revision 1 – Proposed Elevations and Plans (Workshop) and Block Plan
Received on 25.01.2024.

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

3 The walls of the extensions to the main dwellinghouse hereby approved and the existing walls of the dwellinghouse, shall be clad in a light cream render; matching facing brick; and natural oak, vertical cladding, either treated with a clear preservative or left to weather naturally, as shown on approved Drawing No. 0028/21 D – Proposed Elevations, dated as received on 29.12.2023.

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

4 The development hereby permitted shall not be first occupied until all of the external walls shown on approved Drawing No. 0028/21 D – Proposed Elevations – House, dated as received on 29.12.2023, have been rendered and painted in a light cream colour.

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

5 The materials to be used for the external surfaces of the roofs over the extensions to the main dwellinghouse hereby approved, shall be covered in Redland Grovebury tiles, except on the flat roof over the ground floor living area, which shall be constructed from either Nuralite or single ply.

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

6 The walls of the workshop hereby approved, shall include: matching facing bricks to the main dwellinghouse to the plinth and natural oak vertical cladding, treated with a clear preservative or left to weather naturally above.

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

7 The flat roof over the workshop hereby permitted, shall be covered in Nuralite or single ply and shall be covered with an eco/green roof.

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

Informatives: (2)

8 The applicant's attention is drawn to the formation of a new parking space at the front of the property. If the area is surfaced in a non-porous material, provision for drainage to take the surface water run-off will need to be installed. The area of new driveway which adjoins the public highway needs to be surfaced in a consolidated material (not loose stone or gravel) to avoid any materials discharging onto the public highway. Non-compliance will likely result in the need for further planning permission.

9 The applicant's attention is drawn to the additional car parking space shown on the approved drawings. If the existing dropped kerb is extended in front of the new parking space with the highway, the applicant will need to apply for the creation of a new 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