Wiltshire Council

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Application Reference Number: PL/2024/00028

Decision Date: 15 February 2024

Applicant:	Mr Powell Warren Business Park, c/o agent
Particulars of Development:	Application for a determination as to whether the prior approval of the authority is required for a proposed change of use under Class G, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for conversion of first floor of office (Use Class E) to create a mixed use of office at ground floor and flat (Use Class C3) above.
At:	UNIT 10, WARREN BUSINESS PARK, KNOCKDOWN, GL8 8QY

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined that this prior approval is given subject to the following conditions(s):

Conditions: (1)

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

Site location plan, block plan, Existing Ground and First Floor plan, received by the Council on 21 December 2023
Proposed plans and elevations, received by the Council on 4 January 2024
Existing and Proposed side elevation, received by the Council on 10 January 2024.

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

Informatives: (5)

2 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.

3 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.

4 The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website.

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 advised that this prior approval is granted for the proposed change of use only, and planning permission may be required for the proposed rooflights shown on the submitted drawings.

Parvis Khansari - **Corporate Director, Place**