Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/09233

Decision Date:

Applicant:	Richard Green Broad Town Farm House, Broad Town, Swindon, United Kingdom, SN4 7RG
Particulars of Development:	Removing an inferior block built utility room and timber frame boot room, replacing both with oak framed porch structures, landscape the existing driveway, improved drainage and gates and addition of double bay single storey garage to rear of drive (Resubmission of PL/2023/00457)
At:	Broad Town Farm House, Broad Town, Swindon, Wilts, SN4 7RG

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: (5)

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:

Driveway Plan Showing Vicinity of Highway
1:200 Scale Driveway Plan Showing Vicinity of Highway
Rear Lean to Plans
Joinery Detail for Proposed New External Door to Driveway

Joinery Detail for New Door to Lean-to at Rear of House
Rear Bedroom Proposals
Concept for Removal of Part of Driveway Wall and Re-Open Old Steps onto Path at Side of the House
Removal of Part of Existing Driveway Wall + Replace with Steps to Side Path
Plan View of Proposed Driveway Steps
Driveway Profile Front Showing Proposed Elevation of Gate
TQRQM19141150456885
Received 24/10/23

B90c/uk/904425/1220586
Proposed Elevation Showing New Porch and Window
Mio-Green R.-Porch-Rev A
Plan of Proposed Porch
Detail Showing Side Profile of Porch at Top of Drive
Received 09/11/23

Proposed Garage and Shed
Plan Elevations
Front Elevation
Rear Elevation
Left Elevation
Right Elevation
Received 20/11/23

Section Drawing Showing Proposed En-Suite
Detailed Section Drawing Looking Towards Proposed En-Suite From Bedroom
Material List
Received 02/01/24

Casement Detail for Replacement Window for Round Window
External Joinery Details
Glazing Bar Sections for Horizontal and Vertical Bars
Received 02/02/24

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

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture those detailed on the application form and approved plans.

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

4 The larch cladding to the garage's exterior hereby approved shall be left untreated to weather naturally.

REASON: In the interest of preserving the character and appearance of the listed building and its setting.

5 The accommodation hereby permitted shall not be occupied/used at any time other than for purposes ancillary to the residential use of the main dwelling, known as Broad Town Farm House, Broad Town, Swindon, Wilts, SN4 7RG 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.

Informatives: (3)

6 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.

7 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.

8 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.

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