Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/10178

Decision Date: 20 February 2024

Applicant:	Mr James Blakey 3 The Pastures, Lower Westwood, Bradford-On-Avon, Wiltshire, BA15 2BH
Particulars of Development:	Variation of condition 2 (approved plans) on PL/2023/01166 to allow for changes to rear extension
At:	3 The Pastures, Lower Westwood, Bradford On Avon, BA15 2BH

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:

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:

Location Received 23.11.2023
Existing Floor Plans DWG No (3) 002 - Received 13.02.2023
Existing Elevations DWG No (3) 003 - Received 13.02.2023
Existing Section A-A DWG No (3) 004 - Received 13.02.2023
Proposed Floor Plans Received 07.02.2024
Proposed Elevations Received 07.02.2024

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

3 The first floor dormer window on the North-West elevation serving the en-suite shall be glazed with obscure glass only [to an obscurity level of no less than level 3 and be ixed shut up to a height of 1.7 metres as measured from the internal floor level prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

4 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority. External lighting plans and a summary of the best practice principles to be applied to safeguard protected species and to prevent light pollution shall be required..

REASON: In the interests of conserving the continual functionality of the site and the surrounding designated sites for biodiversity

Informatives:

If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.

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