Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2024/00295

Decision Date: 21 February 2024

Applicant:	Mr & Mrs Jon & Claire Brown Berkeley House, 2b Junction Road, Bradford On Avon, Wiltshire, BA15 1DY
Particulars of Development:	External alterations including replacement windows, replacement cladding, removal of existing conservatory and replacement with new flat roof timber clad structure, and new flat roof and timber cladding on existing rear extension.
At:	2B Berkeley House, Junction Road, Bradford on Avon, BA15 1DY

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:

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 Plan and Existing and Proposed Block Plan – dwrg no. L2.01 A – received 18/01/2024
Existing Floor Plans – dwrg no. L2.02 A – received 18/01/2024
Proposed Floor Plans – dwrg no. L2.03 A – received 18/01/2024
Existing and Proposed Roof Plans – dwrg no. L2.04 A – received 18/01/2024
Existing Elevations – dwrg no. L2.05 A – received 18/01/2024
Proposed Elevations – dwrg no. L2.06 A – received 18/01/2024

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

3 As confirmed in an email dated 21 Feb 2024 by the aplicant, the timber cladding hereby approved shall be left unstained and unpainted and be allowed to weather naturally.

For the avoidance of any doubt, any stain or paint application would require the written approval of the Council.

REASON: To define the terms of this permission and in the interests of safeguarding the character and appearance of the Conservation Area.

Informatives:

The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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