Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/10519

Decision Date: 26th February 2024

Applicant:	Mr & Mrs Mark & Joanna Roberts Karibu (Henstridge House), Tetbury Lane, Crudwell, Wiltshire, SN16 9HB
Particulars of Development:	Single Storey Rear Side Extension, Porch, Garage Conversion, Cotswold Cladding and a 3 Bay Garage with Office.
At:	HENSTRIDGE HOUSE, TETBURY LANE, CRUDWELL, MALMESBURY, SN16 9HB

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: (6)

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:

Site Plans as Existing and Proposed inc Site Location Plan. JR-23001-01. Received 4 December 2023.
Proposed Front and East Elevations. JR-23001-08B. Received 7 February 2024.
Proposed Rear and West Elevations. JR-23001-09B. Received 31 January 2024.
Proposed Ground Floor Plans. JR-23001-06A. Received 31 January 2024.
Proposed First Floor Plans. JR-23001-07A. Received 31 January 2024.
Proposed Garage Floor Plans and Elevations. JR-23001-10C. Received 31 January 2024.
Proposed Materials Rev B. Received 7 February 2024.

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

3 The stone to be used in the recladding of the east wings and in the plinths of the orangery and porches hereby permitted shall match in material, colour and texture those stated in the approved plans.

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

4 The roofing slate and timber to be used in the external construction of the proposed three-bay garage hereby permitted shall match in material, colour and texture those stated in the approved plans.

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

5 The first floor of the three-bay garage hereby permitted shall not be first brought into use until the timber boarding enclosing the access platform of the staircase on the north elevation has been built to a height of at least 1.8m, and it shall be retained and maintained as such at all times thereafter.

REASON: To prevent overlooking & loss of privacy to neighbouring property.

6 The three-bay garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Henstridge House, Tetbury Lane, Crudwell, Malmesbury, SN16 9HB 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: (5)

7 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.

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.

9 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.

10 It is noted that the Environment Agency's standing advice for minor extensions and vulnerable developments applies (https://www.gov.uk/guidance/flood-risk-assessment-standing-advice).

11 All new drainage will need to comply with Building Regulations Part H.

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