Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/05428

Decision Date: 06 March 2024

Applicant:	Mr & Mrs McClintock 3 Kingsfield Close, Bradford On Avon, Wiltshire, BA15 1AW
Particulars of Development:	Single storey extension that would be constructed of different materials to replace existing conservatory and new ground and first floor doors and windows
At:	3 KINGSFIELD CLOSE, BRADFORD ON AVON, BA15 1AW

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:

A17 23 07 S01 (Location Plan) received 05/07/2023
A17 23 07 S02 (Existing Block Plan) received 05/07/2023
A17 23 07 S03 Rev A (Existing Floor Plan (Ground)) received 05/02/2024
A17 23 07 S04 (Existing Floor Plan (First)) received 05/07/2023
A17 23 07 S05 (Existing Floor Plan Roof) received 05/07/2023
A17 23 07 S06 Rev A (Existing Elevations Sheet 01) received 05/02/2024
A17 23 07 S07 Rev A (Existing Elevations Sheet 02) received 05/02/2024
A17 23 07 P01 Rev D (Proposed Block Plan) received 05/02/2024
A17 23 07 P02 Rev D (Proposed Floor Plan (Ground)) received 05/02/2024
A17 23 07 P03 Rev D (Proposed Floor Plan (First)) received 05/02/2024

A17 23 07 P04 Rev C (Proposed Floor Plan (Roof)) received 05/02/2024
A17 23 07 P05 Rev G (Proposed Elevations Sheet 01) received 05/02/2024
A17 23 07 P06 Rev H (Proposed Elevations Sheet 02) received 05/02/2024

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

3 The flat roof area of the single storey extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

Informatives:

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.

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.

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