Wiltshire Council

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2024/00334
Decision Date: 07 March 2024

Applicant:	Mr. L. Wordley, The Borough Dental Practice 58 The Borough, Downton, Wiltshire, SP5 3ND
Particulars of Development:	Addition of 1st floor extension to side and rear and PV Panels to the rear roof
At:	58 The Borough, Downton, Salisbury, SP5 3ND

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: (3)

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 in accordance with the following approved plans listed in the schedule:

Existing Location Plan & Proposed Block Plan ref 7122-FTPT-EA-ZZ-DR-A-900001 Rev A dated Nov 2023
Proposed Site Plan ref 7122-FTPT-ZA-ZZ-DR-A-900003 Rev A dated Nov 2023
Proposed Elevations ref 7122-FTPT-ZA-ZZ-DR-A-200007 Rev A dated Nov 2023

Proposed Floor Plans ref 7122-FTPT-ZA-ZZ-DR-A-200005 Rev A dated Nov 2023
Flood Risk Assessment dated 8/2/24
Design and Access Statement ref 7122 dated Jan 2024

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

3 The development shall be implemented in accordance with the new and matching materials listed on the schedule on the Proposed Elevations Plan ref 7122-FTPT-ZA-ZZ-DR-A-200007 Rev A.

Reason: To secure a harmonious form of development, in the interests of the visual amenity of the Conservation area.

Informative:

Flood risk:

The site is identified to be at high risk of flooding from groundwater and is within Flood Zone 3a in the Strategic Flood Risk Assessment. The applicant may wish to consider/incorporate flood mitigation/resilience measures (which may require separate planning approval).

Signed:

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

4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website