Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/09849

Decision Date: 08 March 2024

Applicant:	Helen Greene 30 The Street, Chirton, Wiltshire, SN10 3QS
Particulars of Development:	Construction of single storey extension to form kitchen at rear of house. Removal of roofs over existing rear single storey and two-storey extensions and replacement with pitched roofs at a higher pitch than existing. Removal of existing chimney stack. Construction of studio and office to form an annexe. Engineering operations to create a vehicular access and driveway; demolition of existing front boundary wall; construction of pedestrian gate; and construction of retaining side boundary walls; and retaining walls with fence above. Erection of porch.
At:	30 The Street, Chirton, Devizes, SN10 3QS

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: (15)

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:

Application Form
Received on 14.11.2023.

Wessex Water Map of Chirton
Drg Nos.
23574_1_Topo.dwg – Topographical Survey
All received on 02.01.2024.

Drawing Nos:
Construction Management Plan
579/05 – Existing Ground and First Floor Plans
579/06 – Existing East, West and North Elevations
579/07 Rev C – Proposed Ground Floor Plan
579/08 Rev C – Proposed First Floor Plan
579/09 Rev B - Proposed East and North Elevations
379/10 Rev A – Proposed South and West Elevations
579/11 Rev E – Plans and Elevations of Proposed Studio-Office
579/12 – Existing Topographical Survey and North Boundary Section
All received on 08.01.2024.

579/01 Rev B – Location Plan
579/02 Rev B – Existing Block Plan
579/03 Rev D – Proposed Block Plan
579/4 – Rev D – Existing & Proposed Site Plan (Shows drainage and driveway surfacing materials)
All received on 17.01.2024.

Design and Access Statement (Revised)
Construction Management Plan (Revised)
579/13 – Proposed Topographical Survey and Section Showing North Boundary Fence
579/15 – Existing and Proposed Site Plan (Showing Materials Store and Wheel Washing Zone for CMS)
All received on 06.03.2023.

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

3 Notwithstanding the submitted application form, the new, replacement roofs over the existing two-storey rear extension and single storey rear extension hereby permitted, shall be covered in Marley Thutone fibre cement tiles. They shall remain as such for the lifetime of the development.

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

4 Notwithstanding the submitted application form, the roof over the single storey rear, kitchen extension and dormer window in the rear, eastern roofslope hereby permitted, shall be covered in natural slate and remain as such for the lifetime of the development.

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

5 The external brickwork for the walls of the annexe and single storey kitchen extension hereby permitted shall be constructed to match that of the existing building in terms of its colour and texture.

REASON: In the interests of visual amenity and the character and appearance of the conservation

area.

6 Notwithstanding the submitted application form, the windows and doors in the development hereby permitted shall be constructed from timber with a painted finish or in aluminium with a powder coated finish. They shall remain as such for the lifetime of the development.

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

7 The roof tiles over the annexe hereby permitted, shall be constructed from clay Double Roman tiles. They shall remain as such for the lifetime of the development.

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

8 The flue in the southern side roofslope of the studio-office annexe hereby approved shall be finished in matt black and shall remain as such for the lifetime of the development.

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

9 The front boundary wall positioned forward of the principal elevation of the dwellinghouse hereby permitted shall be constructed from matching facing brick to the front elevation and shall be built from Garden Wall bond. It shall remain as such for the lifetime of the development.

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

10 The new window in the northern, side elevation, above ground floor ceiling level shall be glazed with obscure glass only, not with obscure film, (to an obscurity level of no less than 4) and shall be fitted with a ventilation stay. The windows shall be maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity.

11 No part of the development hereby permitted shall be first brought into use until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter for the lifetime of the development.

REASON: In the interests of highway safety

12 The development hereby permitted shall not be first brought into use until the whole of the parking area, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

13 Notwithstanding the submitted details, the proposed development shall not be occupied until means/works have been implemented to avoid private water from entering the highway.

REASON: To ensure that the highway is not inundated with private water.

14 The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as 30 The Street, Chirton, Devizes SN10 3QS 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.

15 The application involves the creation of a new access and dropped kerb. The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact our Vehicle Crossing Team on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 or visit their website at http://wiltshire.gov.uk/highways-streets to make an application. The applicant must also ensure that any works within 8m of a watercourse (including discharge to and/or piping of road side ditches) will require full Land Drainage Consent . Please contact the Drainage Team at Drainage@wiltshire.gov.uk

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