Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2024/00024

Decision Date: 18 March 2024

Applicant:	Mr and Mrs Stephenson The Dower House, Compton Chamberlayne, Wiltshire, SP3 5DD
Particulars of Development:	Demolish and rebuild kitchen and utility room to the north. Erection of a single storey extension to the west which, in part, fills the 'U' shape plan of the building. Rebuild existing terrace to the west. Renovation and alteration of an existing annex which provides ancillary accommodation and construction of garage and car port.
At:	Dower House, Compton Chamberlayne, Salisbury, SP3 5DD

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: (7)

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:

Location Plan Received: 02/01/24
Design Access and Heritage Statement Received: 02/01/24
Historic Building Study of the Dower House Received: 02/01/24
Structural Survey Report ref: 12929.1 Received: 02/01/24
Bat Surveys Rev: V2 Received: 02/01/24

Existing Site and Location Plan ref: 607/P.01 Received: 02/01/24
Existing Ground and First Floor Plans ref: 607 P.03 Received: 02/01/24
Existing Second floor and Roof Plans ref: 607 P.04 Received: 02/01/24
Existing West & South Elevations and Section ref: 607 P.06 Received: 02/01/24
Existing East & North Elevations and Sections ref: 607 P.05 Received: 02/01/24
Existing General Arrangement - Annex ref: 607/P.14 Received: 20/02/24
Proposed Site & Location Plan ref: 607 P.02 Received: 17/01/24
Proposed Basement, Ground and First Floor Plans ref: 607/P.07 Received: 02/01/24
Proposed Second floor plan and Roof Plan ref: 607/P.08 Received: 02/01/24
Proposed West & South Elevations and Section ref: 607 P.10 Received: 02/01/24
Proposed West & South Elevations - Coloured ref: P10 Received: 02/01/24
Proposed East & North Elevations and section - Coloured ref: P09 Received: 02/01/24
Proposed East & North Elevations and Section ref: 607 P.09 Received: 02/01/24
Proposed General Arrangement Garage elevations and floor plan ref: 607/P.12 Received: 02/01/24
Proposed Garage - elevations and floor plans Coloured ref: 607/ P.12 Received: 02/01/24
Proposed General Arrangement Annex - elevations and floor plans ref: 607 P.11 Received: 02/01/24
Proposed Annex - elevations and floor plan - coloured ref: 607/P.11 Received: 02/01/24

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

3 Materials to be used in the construction of the works hereby permitted shall be as stated on the application form and submitted drawings.

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

4 Any new external stonework for the development hereby permitted (including any infill of walls) shall be constructed to match that of the existing stonework being green sandstone in terms of its colour, texture, sizes, jointing, mortar appearance and pointing.

REASON: In the interests of preserving the character and appearance of the building and its setting.

5 The proposed detached annex hereby approved shall only be used for purposes ancillary to the residential use of the dwelling known as Dower House and shall not at any time be occupied as an independent residential unit.

REASON: The detached garage 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.

6 All lighting provided on site shall be in accordance with the appropriate Environmental Zone

standards set out by the Institute of Lighting Engineers in their publication GN01:2021, ‘Guidance for the Reduction of Obtrusive Light’ (ILP, 2021), and Guidance note GN08/23 “Bats and artificial lighting at night”, issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: In the interests of the amenities of the area and to minimize impacts on biodiversity caused by light spillage to areas above and outside the development site.

7 Before the dwelling, annex and garage are completed and occupied, bath and bird mitigation shall be incorporated into the development in accordance with the mitigation and enhancement details shown on the Bat survey report compiled by David Leach Ecology in Appendix E as well as specified on the report. Or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of the ecological features will be supervised by a professional ecologist. These features shall continue to be available for bats and birds for the lifetime of the development.

REASON: To mitigate for impacts to bats and birds arising from the development.

Informatives: (1)

Informative:

Bats

The roof space of property is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017, it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

Birds

The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding.Please be advised that works should not take place that will harm nesting birds from March to August inclusive. All British birds, their nests and eggs are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 while birds are nesting, building nests and sitting on eggs. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August but some species are known to breed outside these limits.

Lighting

The habitat within the proposed development site and the surrounding area is suitable for roosting, foraging, and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08-18 "Bats and artificial lighting in the UK", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

As specified in the approved bat report referred to above, any external lighting on this site should seek to meet the following requirements:

- Any lights will be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. A shield or hood will be used to control or restrict the area to be lit and limit "light spillage" on the site.

- Security lights will be on motion sensors and on for a maximum of 1 minute.

- Lighting units will be of low intensity - up to 15 watts, and red, amber or warm light with a maximum lighting colour temperature of 2700 K.

- White, blue, and green light sources including metal halide, mercury and CDO / CPO Ceramic Outdoor Lamps bulbs have a significant effect on bats and will not be used

Please also refer to the AONB Position Statement on Light Pollution at www.ccwwdaonb.org.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