Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/10944

Decision Date: 25 March 2024

Applicant:	Colonel J and Mrs D Baynham 88 Frome Road, Maiden Bradley, Wiltshire, BA12 7JA
Particulars of Development:	Demolition of the existing 1978 garage. Erection of an oak framed car port and store. Installation of PV panels to the rear south facing roof slope. Removal of the metal garage door, and conversion/new glazed doors. Change of existing UPVC windows to new efficient conservation style windows, and new window to the side elevation.
At:	88 Frome Road, Maiden Bradley, Warminster, BA12 7JA

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:

Location & Site Plan – dwrg no. 88 Frome Road 01 – received 15/12/2024
Existing Site Plan – dwrg no. 88 Frome Road 02 – received 15/12/2024
Proposed Site Plan – amended – received 05/03/2024
Existing house Ground Floor Plan – dwrg no. 88 Frome Road 04 – received 15/12/2024
Proposed House Ground Floor Plan – dwrg no. 88 Frome Road 13 – received

15/12/2024
Existing House First Floor Plan – dwrg no. 88 Frome Road 05 – received 15/12/2024
Proposed House First Floor Plan – dwrg no. 88 Frome Road 14 – received 15/12/2024
Existing House Front West Elevation – dwrg no. 88 Frome Road 07 – received 15/12/2024
Proposed House Front West Elevation – dwrg no. 88 Frome Road 16 – received 15/12/2024
Existing House Side North Elevation – dwrg no. 88 Frome Road 08 – received 15/12/2024
Proposed House Side North Elevation – dwrg no. 88 Frome Road 17 – received 15/12/2024
Existing House Rear Elevation – dwrg no. 88 Frome Road 09 – received 15/12/2024
Proposed House Rear East Elevation – dwrg no. 88 Frome Road 18 – received 15/12/2024
Existing House Cross Section – dwrg no. 88 Frome Road 06 – received 15/12/2024
Proposed House Cross Section – dwrg no. 88 Frome Road 15 – received 15/12/2024
Proposed Section A-A Details – dwrg no. 88 Frome Road 19 – received 15/12/2024
Existing Garage Elevations & Floor Plan – dwrg no. 88 Frome Road 03 – received 15/12/2024
Proposed East & West Elevation & Proposed Car Port and Store Floor Plan – dwrg no. 88 Frome Road 10 – received 15/12/2024
Proposed Car Port and Store South & North Elevations – dwrg no. 88 Frome Road 11 – received 15/12/2024
Solar Panel Specification – received 08/03/2024

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

3 The solar PV installation hereby approved shall be removed along with all the external associated supporting infrastructure, should it fall out of use for a period of 6 months or become obsolete.

Reason: To define the terms of this permission.

4 The hereby approved fence to be erected set in from the northern side boundary shall be erected in totality before the side facing window is installed as part of development hereby approved, to a height of not less than 1.8m, measured from the application site ground level, and as detailed in approved plans. Thereafter the fence shall be retained and maintained for the lifetime of the development.

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

Informatives:

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.

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