Wiltshire Council

The Town and Country Planning Act 1990

Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/09312

Decision Date: 12 April 2024

Applicant:	Mr Josh Andrews 2 The Beeches, Kings Road, Easterton, Wiltshire, SN10 4PS
Particulars of Development:	Erection of new 4 bedroom dwelling on infill land to the south east of The Beeches, 2 Kings Road, with existing access. Revised application of PL/2022/08351 (Retrospective)
At:	Honeysuckle House, 1 Kings Road, Easterton, Devizes, Wiltshire, SN10 4PS

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: (9)

2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Doc Title: Application Form. 01/03/2024.
Drg Title: Location and Block Plans. Drg No: 1373-02. Rev: E. Received: 01/03/2024.
Drg Title: Elevations and Plans. Drg No: 1373-01. Rev: F. Received: 11/04/2024.

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

3 Prior to the first occupation of the dwelling there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:-

a) location and current canopy spread of all existing trees and hedgerows on the land,
b) full details of any to be retained,
c) a detailed planting specification showing all plant species, supply and planting sizes and planting densities,

All soft landscaping comprised in the approved details shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

All hard landscaping shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

4 Prior to occupation of the dwelling hereby approved, a scheme for the discharge of surface and foul water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not first occupied until surface and foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

5 Prior to occupation of the dwelling hereby approved, details of bin and waste storage shall be submitted to and approved in writing by the Local Planning Authority. Details shall accord with the guidance set out in Wiltshire Councils supplementary planning guidance document 'Waste Storage and Collection: Guidance for developers', dated: January 2017. The storage shall be maintained as such for the lifetime of the development.

REASON: In the interest of amenity and the storage requires consideration by the Local Planning Authority prior to occupation of the dwelling.

6 No gates shall be erected across the driveway unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of highway safety

7 Before the dwelling hereby permitted is first occupied the access and driveway shown on the approved plans shall be laid out and surfaced in a properly consolidated material (not loose stone or gravel), and shall thereafter be maintained for use in connection with the development.

REASON: In the interests of highway safety.

8 The rear boundary fence shown on the approved plans shall be erected prior to the first occupation of the dwelling hereby permitted and shall be retained and maintained as such for the lifetime of the development.

Reason: To prevent overlooking & loss of privacy to neighbouring property.

9 The roof area of the garage hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-H shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

Informatives: (2)

11 The applicant is advised that the Local Planning Authority will expect surface water drainage to be achieved using sustainable drainage techniques, and the submitted details will need to demonstrate that no surface water will drainage from the developed areas onto the highway

12 The granting of planning permission does not grant a right of access across third party land needed for access or drainage.

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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy