Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2023/10143

Decision Date: 15 April 2024

Applicant:	Redcliffe Homes Limited c/o Agent, Bristol, United Kingdom
Particulars of Development:	Application for the variation of Conditions 1 and 3 attached to planning permission PL/2021/06001 (Variation of Condition 1 of 17/08786/REM relating to approved plans)
At:	Rowden Park, Patterdown Road, Chippenham, Wilts

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

Conditions: (6)

1 The development hereby permitted shall be carried out in accordance with Condition 2 of 17/08786/REM as approved under 20/09190/DOC.

REASON: In the interests of visual amenity.

2 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 that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

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.

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

Reserved Matters Approval 17/08786/REM Approved 02/08/2021

3787_802
LP.01 Rev. A1
LP.02 Rev. A1
CS.01 Rev. A
SUB.01 Rev. A
HT.BANB.r Rev. A
HT.CHELT-1.r Rev. C
HT.CHELT-2.r Rev. A
HT.CHELT-A.r Rev. A
HT.MALV.r Rev. C
HT.SHER 1-2.r Rev. C
HT.SHER-3-4.r Rev. C
HT.SHER-A1.r Rev. A
HT.SHER-A2.r Rev. B
HT.SHER-A3-4.r Rev. B
HT.CHED.r Rev. A
HT.TYPE-KEM.p2 Rev. B
HT.TYPE-KEM.r Rev. A
HT.WIM.r Rev. B
HT.3B5P-1.r Rev. C
P.8-11.r Rev. A
FB-A.r Rev. D
P.27-28.r Rev. A
416.00404.00048.29.REDCLIFFE.26.2
416.00404.00048.29.REDCLIFFE.27.2
416.00404.00048.29.037.5
10674.0021 Rev. B
HLS-678 Rev. 3

NMA Approved 03/10/2019

GAR.02-1.pe Rev. C
HT.ASH.r Rev. F
HT.HAN.r Rev. C
HT.SHER-5.r Rev. B
HT.SHER-A2.e Rev. D
HT.CHED.e Rev. C
HT.CHED.p Rev. B

HT.TYPE-KEM.e Rev. E
HT.TYPE-KEM.p1 Rev. C
HT.YORK.e Rev. F
HT.YORK.r Rev. D
FB-A.e2 Rev. G
P.27-28.e Rev. C
P.27-28.p Rev. B
416.01918.00014.003 Rev. 16
416.01918.00014.004 Rev. 14
416.01918.00014.005 Rev. 16
416.01918.00014.010 Rev. 16
416.01918.00014.011 Rev. 14
416.01918.00014.012 Rev. 13
416.01918.00014.018 Rev. 9
416.00404.00048.29.020 Rev. 10
416.00404.00048.29.021 Rev. 9
416.00404.00048.29.023 Rev. 11
416.00404.00048.29.024 Rev. 8
10674-0005 Rev. L
10674-0007 Rev. G
10674-0008 Rev. G
10674-0009 Rev. H
10674-0010 Rev. F
10674-0020 Rev. L
10674.0022 Rev N
10674.0031 Rev. D
10674.0032 Rev. C
10674.0033 Rev. D
10674.0034 Rev. D
10674.0035 Rev. E
10674.0036 Rev. D
10674.0037 Rev. D
10674.0038 Rev. E
10674.0039 Rev. E

NMA Approved 07/09/2020

HT-ELMH-1.r Rev. C
HT-ELMH-2.r Rev. C
HT-ELMH-3.r Rev. C
HT-ELMH-4.r Rev. C
HT-ELMH-A1.r Rev. B
HT-ELMH-A2.r Rev. C
HT-FOXH.r Rev. D
HT.LECH.r Rev.E

HT.WIM.p Rev. G

NMA Approved 29/04/2021 (21/02004/NMA)

HT.ASH.e Rev. K
HT.ASH.p Rev. J
HT.BANB-1.e Rev. F
HT.BANB-2.e Rev. F
HT.BANB.p Rev. F
HT.CHELT-1.e Rev. F
HT.CHELT-2.e Rev. F
HT.CHELT.p Rev. G
HT.CHELT-A.e Rev. D
HT.CHELT-A.p Rev. E
HT-ELMH-1.e Rev. H
HT-ELMH-1.p Rev. F
HT-ELMH-2.e Rev. G
HT-ELMH-2.p Rev. F
HT-ELMH-3.e Rev. K
HT-ELMH-4.e Rev. J
HT-ELMH-3.p Rev. K
HT-ELMH-4.p Rev. G
HT-ELMH-A1.e Rev. H
HT-ELMH-A1.p Rev. F
HT-ELMH-A2.e Rev. G
HT-ELMH-A2.p Rev. G
HT-FOXH-1.e Rev. J
HT-FOXH-2.e Rev. J
HT-FOXH.p Rev. J
HT.FOXH-A2.e Rev. G
HT.HAN.e Rev. F
HT.HAN.p Rev. F
HT.LECH-1.e Rev. F
HT.LECH-2.e Rev. F
HT.LECH.p Rev. F
HT.MALV.e Rev. E
HT.MALV.p Rev. E
HT.SHER-1.e Rev. H
HT.SHER-2.e Rev. H
HT.SHER-3.e Rev. J
HT.SHER 1-2.p Rev. H
HT.SHER-4.e Rev. L
HT.SHER-3-4.p Rev. K
HT.SHER-5.e Rev. J
HT.SHER-5.p Rev. G

HT.SHER-A1.e Rev. E
HT.SHER-A1.p Rev. F
HT.SHER-A2.p Rev. E
HT.SHER-A3.e Rev. F
HT.SHER-A3-4.p Rev. F
HT.SHER-A4.e Rev. G
HT.WIM.e Rev. G
HT.YORK.p Rev. G
CHELT-ELM.e Rev. F
CHELT-ELM.p Rev. F
CHELT-ELM.r Rev. F
HT.3B5P-1.e Rev. E
HT.3B5P-1.p Rev. E
P.8-11.e Rev. D
P.8-11.p Rev. C
FB-A.e1 Rev. H
FB-A.p Rev. F

S73 application PL/2021/06001 – Amended Plans

Plans submitted 08/06/2021

SK 03 Rev. G - In relation to this application site only
CAR 01.pe Rev. D
CAR 02.pe Rev. D
CAR 03.pe Rev E
CAR 04.pe Rev. D
CAR 05.pe Rev. D
GAR.01-1.pe Rev. E
GAR.01-2.pe Rev. E
GAR.01-3.pe Rev. E
GAR.01-4.pe Rev. E
GAR.01-5.pe Rev. B
GAR.02-2.pe Rev. E
GAR.03-2.pe Rev. E
GAR.04.pe Rev. C
HT.BANB-A.r Rev. A
HT.BANB-A.e Rev. A
HT.BANB-A.p Rev. A
HT.FOXH-A1.e Rev. H
HT.FOXH-A.p Rev. H
HT.FOXH-A.r Rev. D
HT.WIM-A.e Rev. E
HT.WIM-A.p Rev. F
HT.WIM-A.r Rev. C

HT.YORK-A.pe Rev. J
HT.YORK-A.r Rev. G
HT.2B4P-1.e Rev. F
HT.2B4P-2.e Rev. D
HT.2B4P-1.p Rev. F
HT.2B4P-2.p Rev. B
HT.2B4P-1.r Rev. E
HT.2B4P-2.r Rev. D
HT.3B5P-3.e Rev. H
HT.3B5P-4.e Rev. H
HT.3B5P-3-4.p Rev. D
HT.3B5P-3-4.r Rev. C
HT.3B5P-2.e Rev. F
HT.3B5P-2.p Rev. E
HT.3B5P-2.r Rev. D
P73-75.e Rev. G
P73-75.r Rev. E
P73-75.p Rev. F
416.01918.00014.006 Rev. 18
416.01918.00014.007 Rev. 14
416.01918.00014.008 Rev. 18
416.01918.00014.009 Rev. 18
416.01918.00014.013 Rev. 17
416.01918.00014.014 Rev. 14
416.01918.00014.015 Rev. 17
416.01918.00014.016 Rev. 16
10674-5001
10674-5002 A

Plans submitted 08/10/2021

SL.01 Rev. S
AHL.01 Rev. L
SE.01 Rev. M
SE.02 Rev. K
HT.ASH-A.e Rev. J
HT.ASH-A.p Rev. J
HT.ASH-A.r Rev. G
HT.ALV-A.e Rev. A
HT.ALV-A.p Rev. A
HT.ALV-A.r Rev. A
HT.WIM-A.p.sp Rev. C
HT.WIM-A.e.sp Rev. C
10674-5003 A

Plans submitted 02/11/2021

BDML.01 Rev. M
External Finishes Schedule Rev. W

Plans submitted 12/03/2024

416.00404.00048.29.017 Rev. 11
416.00404.00048.29.018 Rev. 12
416.00404.00048.29.036 Rev. 9
416.00404.00048.29.100 Rev. 2
Buff Tarmac Construction Detail 086-705 A

Self Binding Gravel Path 416.01918.00014.29.76.0 (approved 20/09190/DOC)

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

4 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 that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere on the site.

REASON: In the interests of visual amenity.

6 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

Informatives: (5)

7 INFORMATIVE TO APPLICANT:

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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy.

8 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 in connection with approval 14/12118/OUT

9 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

10 Your attention is also drawn to the conditions imposed on the outline planning permission reference 14/12118/OUT.

11 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