Wiltshire Council

The Town and Country Planning Act 1990

Approval of Variation of Conditions

Application Reference Number: PL/2024/00419

Decision Date: 14 May 2024

Applicant:	Mr & Mrs C Wolseley Brinton Unit 3, Shaftesbury Road, Kingsmead Business Park, Gillingham, Dorset, United Kingdom, SP8 5FB
Particulars of Development:	Vary Condition No 3 on PL/2022/00888 - to add an additional Dormer window (of the same design as those to each side) above the porch on the front (east) elevation. Vary condition 2 on PL/2022/00888 to state "The development shall be constructed using the following materials: Clipsham stone walling as shown on document entitled stone sample photos; timber boarding, roof materials and driveway surfacing materials all as approved under application PL/2023/01717."
At:	Bevisfield, Cow Drove, Chilmark, Salisbury, SP3 5AJ

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: (9)

1 The development shall be constructed using the following materials: Clipsham stone walling as shown on document entitled stone sample photos; timber boarding, roof materials and driveway surfacing materials all as approved under application PL/2023/01717.

Development shall be carried out in accordance with the approved details.

REASON: In the interests of amenity and for the avoidance of doubt.

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

Application form received 07/02/2022
Covering letter received 07/02/2022
Site & Location Plans as Proposed Drg no 20219 - 1 E received 14/05/2024
Proposed Garage Plans, Elevations & Section Drg no 20219 - 7 A received 07/02/2022
North & South Elevations & Sections as Proposed Drg no 20219 - 6 D received 14/05/2024
East & West Elevations as Proposed Drg no 20219 - 5 D received 14/05/2024
Ground Floor Plan as Proposed Drg no 20219 - 2 B received 14/05/2024
First Floor Plan as Proposed Drg no 20219 - 3 D received 14/05/2024
Proposed Planting Plan Drg no CS-653.03 dated 15/02/2022 received 14/04/2022
Landscape And Visual Impact Appraisal by Sue Sutherland Landscape Architects received 18/02/2022
Tree Survey & Arboricultural Impact Assessment by Hellis Solutions Ltd Dated dated April 2021 received 07/02/2022
Bat Emergence/Re-entry Surveys and Mitigation Report by Darwin Ecology Ltd dated June 2020 received 07/02/2022
Update Phase 2 Bat 2 Bat Survey & Mitigation Report by Darwin Ecology Ltd dated June 2021 received 09/02/2022
Stone sample photo received 08/04/2024

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

3 Before the development hereby permitted is first occupied the rooflight in the south elevation shall be glazed with obscure glass only to an obscurity level of no less than level 5 and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

4 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 windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy and to protect the dark skies status of the AONB.

5 No part of the development hereby approved shall be occupied until all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area

6 All soft landscaping comprised in the approved details of landscaping 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. 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. The hard surfacing of the driveway shall also be carried out in accordance with the approved details prior to the occupation of the replacement dwelling.

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

7 The development hereby approved shall be carried out in accordance with the proposals within the bat mitigation statement in Sections 6 & 7 of the Update Phase 2 Bat Survey and Mitigation Report June 2021, and the proposed elevations as submitted with the planning application and agreed in principle with the local planning authority before determination, and as modified by a Natural England European protected species licence where required.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures that were prepared and submitted with the application before determination.

8 In accordance with the June 2020 Darwin Ecology report, before occupation of the approved dwelling, details of the provision of biodiversity enhancement measures such as bat roosting features and nesting opportunities for birds shall be submitted to the local planning authority for approval, including a plan showing the location(s) and type(s) of feature(s). The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To ensure adequate protection and mitigation for protected species / priority species / priority habitats through the implementation of detailed mitigation measures

that were prepared and submitted with the application before determination.

9 No new external security lighting shall be installed on site, unless otherwise agreed with the Local Planning Authority.

REASON: In order to limit the impact on protected species and the wider AONB

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