Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/08448

Decision Date: 17 May 2024

Applicant:	Mr & Mrs A Mackenzie c/o Agent, Fowler Architecture and Planning, 39 High Street, Pewsey SN9 5AF
Particulars of Development:	Removal of existing single-storey garage to the north of the Coach House; removal of existing boot room infill; formation of new entrance to east elevation of the Coach House; replacement canopy to east-elevation of Coach House; removal of existing extensions to the north elevation and erection of new single-storey extension; external repairs to existing brickwork and windows and erection of 5-bay carport
At:	Standen House, Breach Lane, Chute Standen, Andover, SP11 9EE

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: (6)

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:

Site Location Plan - 22013-000-P1
Proposed Site Plan - Masterplan- 22013-100B-P3
Proposed Site Plan - Phase 2 22013-102-P2
Proposed Ground Floor Plan - 22013-110-P2

Proposed First Floor Plan - 22013-111-P1
Proposed Second Floor Plan - 22013-112-P1
Proposed Roof Plan - 22013-113-P1
Proposed Cellar Plan - 22013-114-P1
Proposed Ground and Roof Floor Plan - 22013-160-P1
Proposed Site Sections (02) - 22013-201-P2
Proposed Main House Sections (01) - 22013-210-P1
Proposed Main House Sections (02) - 22013-211-P1
Proposed Car Port Sections - 22013-260-P2
Proposed Main House Elevations (01) - 22013-310-P1
Proposed Main House Elevations (02) - 22013-311-P2
Proposed Main House Elevations (03) - 22013-312-P1
Proposed Main House Elevations (04) - 22013-313-P1
Proposed Car Port Elevations - 22013-360-P1
Proposed Canopy Details - Coach House 22013-500-P1
Proposed Door Detail - Coach House 22013-501-P1
Proposed Window Detail - Coach House 22013-503-P1
Proposed Extension Details - Main House 22013-510-P1
Proposed Staircase Details - Main House 22013-520-P1

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

3 No development, other than demolition to ground level, shall commence within the area indicated by the red line boundary on Michaelis Boyd Associates' Drawing Number 22013-000, dated 14 July 2023 until:

a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and

b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

4 The development shall be carried out in strict accordance with the following documents:

• Section 4 of the Preliminary Ecological Appraisal. V1.1. October 2023. All Ecology.
• Section 5 of the Dusk Emergence Surveys for Bats. V1.0. September 2023. All Ecology.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

5 Features for bats and birds shall be incorporated into the development in strict accordance with:

• Proposed Site Plan – Masterplan. Drawing no: 22013-100B. Rev P2. Michaelis Boyd.
• Section 4 of the Preliminary Ecological Appraisal. V1.1. October 2023. All Ecology.

The installation of these features will be supervised by a professional ecologist. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide mitigation /enhancement for biodiversity.

6 The car port hereby permitted shall be used for parking and storage of domestic goods and vehicles only and shall not be adapted or used for any other use.

REASON: The proposal is for ancillary domestic storage sited in a position where the Local Planning Authority would need to consider any other use or occupation.

Informatives:

Bats
Bats were confirmed to roost under the Coach House roof tiles. Under the Conservation of Habitats and Species Regulations 2017 (as amended), 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.

Nesting Birds
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.

Notwithstanding the details shown on the masterplan, this consent permits only those parts of the development which are included within the description of development. Other aspects shall be carried out in accordance with permission and details granted under separate permission and listed building consent (PL/2023/06376 and PL/2023/06250)

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