Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2023/09667

Decision Date: 20th May 2024

Applicant:	Mr Charles Vane Percy Riverside Cottage High Street, Wylye, Wiltshire, BA12 0QU
Particulars of Development:	Proposed detached garage
At:	Riverside Cottage, High Street, Wyle, Warminster. BA12 0QU.

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:

Application form received 08/11/2023
Flood risk assessment received 10/01/2024
Planning statement received 08/11/2023
Location plan received 08/11/2023
Proposed block plan Drg no 02 received 08/11/2023
Proposed site plan Drg no 06 received 08/11/2023
Proposed Southwest and Northwest Elevations Drg no 07 received 08/11/2023
Proposed Northeast and Southeast Elevations Drg no 08 received 08/11/2023

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

3 The development will be carried out in strict accordance with the submitted CEMP as outlined and embedded within the following documents:

Proposed Block Plan. October 2023. Planning by Design received 08/11/2023
Proposed Southwest and Northwest Elevations. October 2023. Planning by Design received 08/11/2023
Proposed Northeast and Southeast Elevations. October 2023. Planning By Design. received 08/11/2023
Construction Environment Management Plan recevied 20/03/2024
Ecology enhancement plan Drg no 09 received 17/05/2024

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

4 No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity

5 The materials to be used in the construction of the external surfaces of the development hereby
permitted shall match in material, colour and texture to those detailed on the application form and
approved plans.

REASON: in the interests of visual amenity and the character and appearance of the area

6 The garage hereby permitted shall not be used or occupied at any time other than for purposes incidental to the residential use of the host dwelling known as Riverside Cottage, High Street, Wyle. The development shall not be used as habitable accommodation.

REASON: The development is sited in a position where the Local Planning Authority,

having regard to the reasonable standards of residential amenity and planning policies pertaining to the area, would not permit a wholly separate unit of accommodation. The development is also located within flood zone 3 and therefore habitable accommodation would not be permitted.

Informatives: (1)

7 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2017) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

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