Wiltshire Council

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2024/00434

Decision Date: 14 June 2024

Applicant:	Mrs Fiona Cassidy 1 Wellow Lane, Hinton Charterhouse, Bath, United Kingdom, BA2 7SU
Particulars of Development:	Replace all windows and front door. Fit garage doors. Widen driveway. Replace oil combination boiler with Air Source Heat Pump. Replace side wall and gate with timber fence and gate. Remove existing rear extension and replace with larger single storey flat roof extension.
At:	The Cottage, 4 The Green, Marston, Devizes, SN10 5SW

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: (2)

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 and documents:

Application Form
Design and Access Statement
Location Plan
MARS-SLA-01-XX-DR-A-0020 Rev C - Proposed Floor Plans
MARS-SLA-01-ZZ-DR-A-0010 Rev B -- Existing Plans, Section & Rear Elevation
Received 16.01.2024.

Drawing Nos:
Site Block Plan 1:200
MAR-SLA-01-XX-SR-A-0031 Rev B - Side Extension – Proposed Extension & Alterations
MAR-SLA-01-XX-SR-A-0040 Rev B - Proposed Section
MAR-SLA-01-XX-SR-A-0030 Rev B – Proposed Rear Elevation
Proposed Front Elevation Revision 1
Mock Stable Door
Existing & Proposed Garage Ground Floor Plans
Garage and Sidewall Front Elevation, Proposed
Garage and Sidewall Front Elevation, Existing
Existing Front Elevation Rev 1
Daikin Altherma 3M Air Source Heat Pump Specification
Proposed Window Flush Casement White
All received on 28.02.2024.

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

Informatives: (2)

3 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.

4 The applicant's attention is drawn to the installation of the air source heat pump. When its use is discontinued, the air source heat pump and all its associated equipment needs to be removed from site, and the land restored to it former use.

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