



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/00612
Decision Date: 12/06/2025

Applicant:	Mr Gerald Mitchell 9 Corsham Road, Lacock, Chippenham, SN15 2NA
Particulars of Development:	Variation of condition 2 (approved plans) on PL/2023/01509 to allow for design changes
At:	1A, Audley Road, Chippenham, SN14 0EP

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

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

2216.01-0100.P1 – Site Location Plan

2216.01-0200.P1 – Existing Site Plan

2216.01-0201.P1 – Proposed Site Plan

2216.01-0301.P1 – Existing Ground Floor Plan

2216.01-0302.P1 – Proposed Ground Floor Plan

2216.01-0312.P1 – Proposed First Floor Plan

2216.01-0380.P1 – Proposed Roof Plan

2216.01-0400.P1 – Proposed Rear Section

2216.10-0500.P1 – Existing North and East Elevations

2216.01-0501.P1 – Existing South and West Elevations

2216.10-0502.P1 – Proposed North and East Elevations

2216.01-0503.P1 – Proposed South and West Elevations

(all received 21/01/2025)

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

- 2** The development shall be carried out in accordance with the following material details:

- Elevation masonry: Holmwood Reigate Medium Multi / Plean Pre-Cast Sterling
- Roof: Composite slate tiles: blue black / Bauder Single Ply Thermofol PVC System - Light Grey
- Hardwood framed windows and doors

(as presented, in part, on: 2216.01 – 0871: External Finishes & Boundary Wall / Fencing Details – Inspire Architects, received 28/03/2025)

and these shall be retained and maintained as such at all times thereafter.

REASON: In order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 3** No windows shall be installed on site until full details, including head, sill and window reveal details, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4** No shop front doors, signage, rainwater goods, chimneys, dormers and canopies shall be installed until full details have been submitted to and approved in writing

by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 5** No paint or stain finish shall be applied to external timber (including external walls and window joinery), until details of the paint or stain to be applied have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being first occupied.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 6** 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), the ground floor of the building shall be used solely for purposes within Class E(a), and the first floor of the building shall be used solely for purposes within Class C3, of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)(or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

REASON: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use, other than a use within the same class(es), having regard to the circumstances of the case.

- 7** No materials, goods, plant, machinery, equipment, finished or unfinished products/parts of any description, skips, crates, containers, waste or any other item whatsoever shall be placed, stacked, deposited or stored outside any building on the site.

REASON: In the interests of the appearance of the site and the amenities of the area.

- 8** The retail use hereby permitted shall only take place between the hours of 07:00 and 23:00 in the evening from Mondays to Saturdays and between 10:00 and 16:00 on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 9** The delivery and despatch of goods to and from the site shall be limited to the hours of 07:00 and 23:00 on Mondays to Saturdays, and 10:00 and 16:00 on Sundays and Bank or Public Holidays.

REASON: To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area.

- 10** The boundary walls / fences / screen details shall be carried out in accordance with the following details:

· 2216.01 – 0871: External Finishes & Boundary Wall / Fencing Details (Inspire Architects) (received 28/03/2025)

and these shall be retained and maintained as such at all times thereafter.

REASON: In the interests of amenity and safety.

- 11** The roof area of the development hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON: In the interests of residential amenity and privacy.

Informatives

- 1** The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.
- 2** This permission does not permit the display of any advertisements which require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.
- 3** 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.
- 4** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water

Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

- 5** 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