



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/05272
Decision Date: 18/09/2025

Applicant:	Mr C Slater Cotswold Gate , Ermin Way, Latton, Wiltshire, SN6 6DH
Particulars of Development:	Change of use of ancillary granny annexe to separate dwelling (retrospective).
At:	Cotswolds Gate, Latton, Swindon, SN6 6DH

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 39 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:

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

Location and Block Plan; CG 1-1; received 18 June 2025

Proposed Elevations; CG 1-4 Rev A; received 16 September 2025

Existing and Proposed Floor Plans; CG 1-3; received 18 June 2025

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

- 2** Within three months of this planning permission being granted, the windows marked to be obscure glazed, in accordance with the approved Proposed Elevations (dwg no. CG 1-4 Rev A) shall be glazed with obscure glass only to an obscurity level of no less than level 3. The windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- 3** Within three months of the date of this permission, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Full details of hedgerow planting along the boundary between the rear gardens of the existing and proposed dwellings;
- The species, size, and spacing of all proposed planting;
- A maintenance schedule for the hedgerow to ensure it is retained at a minimum height of 1.8 metres.

All planting and seeding comprised in the approved scheme shall be carried out in the first planting and seeding season following the granting of this permission and shall be maintained in accordance with the approved details thereafter.

Any hedgerow plants which, within a period of five years from the date of planting, 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.

REASON: To mitigate the impacts of overlooking and loss of privacy and to protect the residential amenity of current and future occupiers, in accordance with Core Policy 57 of the Wiltshire Core Strategy.

- 4** Within three months of planning permission being granted, the field gate located along the boundary between the rear gardens of the property known as Cotswolds Gate and proposed new dwelling unit shall be permanently removed and replaced with a fence matching the existing boundary fence in height, materials and appearance. The replacement boundary fence shall be retained and maintained thereafter for the lifetime of the development.

REASON: To protect the privacy and residential amenity of current and future occupiers, in accordance with Core Policy 57 of the Wiltshire Core Strategy.

- 5** The electric access gates serving the development hereby permitted shall be permanently operated independently by the occupiers of each of the two resultant dwellings. Access shall remain free of obstruction at all times for both properties, and the gates shall not be controlled solely by one dwelling or occupier.

REASON: In the interest of residential amenity and functionality, in accordance with Core Policy 57 of the Wiltshire Core Strategy.

Informative

- 6** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Níc Thomas - Director of Planning, Economy and Regeneration

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
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)