



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09505
Decision Date: 28/01/2026

Applicant:	Mr Mark Cherrington Pound Cottage, Plough Lane, Marston, SN10 5SR
Particulars of Development:	Demolition of existing summerhouse and construction of a two bedroom annexe to provide ancillary accommodation. (Re-submission of PL/2022/04523)
At:	Pound Cottage, Plough Lane, Marston, Devizes, SN10 5SR

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 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

Preliminary Bat Roost Assessment, Produced by Enims, Dated 4th September 2018

Tree Root Protection Service Method Statement

1:1250 Location Plan

Drawing Nos:

1804/01 – Existing Annex

1804/02B – Proposed Annex

All received on 03.12.2025.

Planning Letter

1018.bjh.Oct18 Arboricultural Method Statement

BJH 01/02 – Tree Constraints Plan

Received on 05.12.2025.

Agent email confirming the use of the annexe

Received on 27.01.2026.

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

- 3** The ancillary accommodation hereby permitted shall not be occupied at any time as an independent residential unit or for purposes other than those which are ancillary or incidental to the residential use and occupation of the main dwelling, known as Pound Cottage, Plough Lane, Marston, Devizes, SN10 5SR. The accommodation shall remain within the same planning unit as the main dwelling as a single dwellinghouse (C3).

REASON: The additional accommodation would be unsuitable for occupation as a wholly separate dwelling having regard to the reasonable standards of residential amenity, parking and access and planning policies pertaining to the location of new residential development.

- 4** The larch to be used in the construction of the external walls of the development hereby permitted shall be left untreated to weather naturally, with the exception of the window and door reveals which may be treated with a clear preservative (or alternatively left untreated).

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

- 5 The clay tiles to be used in the construction of the roof to the development hereby permitted shall match in colour and texture to those used on the host dwelling.

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

- 6 The works shall be carried out in strict accordance with the tree protection measures (including the erection of protective fencing and the use of a piling system) contained in the approved Arboricultural Method Statement and Tree Root Protection Service Method Statement.

REASON: In order to ensure that visually important trees are not harmed as a result of the development, in the interests of preserving the character and appearance of the conservation area.

- 7 To avoid the unintentional root compaction of the neighbouring trees, no development shall commence on site until Drawing No: BJH 03/04 – Tree Protection Plan has been amended to include temporary ground protection measures within the Root Protection Areas (RPA) of trees T2, T3 and T4, in accordance with one of the measures set out in the approved Arboricultural Method Statement, page 17, under BS5837:2012 – Section 6.2.3.3a. These details shall be submitted to and approved in writing by the Local Planning Authority. The 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 and 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, to ensure the protection of existing important landscape features.

- 8 Prior to the commencement of any works, including vegetation removal and demolition, details of the number, design and locations of ecological enhancements, such as bird and bat nesting opportunities. These shall be

submitted to and approved in writing by the local planning authority. The approved details shall be implemented before occupation of the final works.

REASON: To provide mitigation/enhancement for biodiversity.

Informative

- 9** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.

Nic 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](#)