



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/09064
Decision Date: 29/01/2026

Applicant:	Mr & Mrs Hornby Lydiard Farm The Street, Lydiard Millicent, Wiltshire, SN5 3LU
Particulars of Development:	Variation of conditions 2 & 3 of planning permission PL/2025/06065 to change the approved windows and doors material from timber to UPVC timber effect
At:	Lydiard Farm, The Street, Lydiard Millicent, Swindon, SN5 3LU

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:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of the original permission. Ref: PL/2024/03183, 27 September 2024.

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. Received on 17 July 2025

Design and access statement. Received on 24 November 2025

Location plan Drg no 2227 001-A. Received on 24 November 2025

Proposed ground floor plan Drg no 2227 203-A. Received on 17 July 2025

Proposed first floor plan Drg no 2227 204-A. Received on 17 July 2025

Proposed elevations N and W Drg no 2227 205-B. Received on 24 November 2025

Proposed elevations S and E Drg no 2227 206-B. Received on 24 November 2025

Proposed garage plans Drg no 2227 210-B. Received on 17 July 2025

Proposed garage elevations Drg no 2227 211-C. Received on 24 November 2025

Proposed site plan and roof plan Drg no 2227 202-B. Received on 17 July 2025

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

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

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

- 4** No retained tree/s shall be cut down, uprooted or destroyed, nor shall any retained tree/s be topped or lopped other than in accordance with the approved plans and particulars. Any topping or lopping approval shall be carried out in accordance with British Standard 3998:2010 "Tree Work – Recommendations" or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practise.

If any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place, at a size and species and planted at such time, that must be agreed in writing with the Local Planning Authority.

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

[In this condition “retained tree” means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs above shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later].

REASON: To ensure the retention of trees on the site in the interests of visual amenity.

- 5** The outbuilding for use as a games room and 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 Lydiard Farm, The Street, Lydiard Millicent, Swindon, SN5 3LU. The development shall not be used as habitable accommodation or for commercial purposes or as a separate planning unit.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate unit of accommodation or commercial use.

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