



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2025/09525
Decision Date: 10/02/2026

Applicant:	Mr and Mrs Naish c/o Agent
Particulars of Development:	Variation of condition 2 (approved plans) to allow for inclusion of 5 rooflights and minor changes to the fenestration arrangements and condition 3 (external materials) on PL/2024/11296
At:	Land to the rear of Yattendon, Vicarage Road, Tisbury, Salisbury, SP3 6HZ

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 24th September 2028.

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:

P001-PA-XX-01-DR-A-102 Approved Proposed first floor plan and loft received 03/12/25

P001-PA-XX-00-DR-A-106 Proposed materials received 03/12/25

P001-PA-XX-00-DR-A-107 Proposed materials received 03/12/25

P001-PA-XX-XX-DR-A-001 Site location and block plan received 03/12/25

P001-PA-XX-00-DR-A-100 Rev A Proposed site plan received 03/12/25

P001-PA-XX-00-DR-A-101 Rev B Proposed ground floor plan received 03/12/25

P001-PA-XX-00-DR-A-103 Rev B Proposed elevations and section received 03/12/25

P001-PA-XX-00-DR-A-104 Rev A Site boundary plan received 03/12/25

P001-PA-XX-XX-DR-A 100 Approved site plan received 03/12/25

P001-PA-XX-00-DR-A-102 Rev A Proposed first and loft floor plans received 03/12/25

P001-PA-XX-XX-DR-A-002 Existing site plan received 03/12/25

P001-PA-XX-XX-DR-A-103 Rev A Approved proposed elevations received 03/12/25

P001-PA-XX-XX-DR-A 104 Approved proposed site boundary plan received 03/12/25

P001-PA-XX-XX-DR-A101 Approved Proposed ground floor plan received 03/12/25

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

- 3** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 4** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.3) (England) Order 2020 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 5** Notwithstanding the approved details the sole vehicular access to the new dwellinghouse shall only be from the adjacent private road (Paradise Meadow) as shown on the approved plans.

REASON: In the interest of highways safety.

- 6** Prior to first occupation of the dwelling hereby approved, the on-site parking and turning area shown on the approved plans shall be made available for that purpose. The parking and turning area so provided shall be thereafter maintained for the lifetime of the development.

REASON: In the interest of highway safety.

- 7** Before the development hereby permitted is first occupied the 'slit' windows at first floor and loft floor level serving the bathrooms shall be glazed with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be permanently maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

- 8** The existing landscaping around the existing boundaries as shown to be retained on the approved plans, shall be protected and retained during construction works. The proposed landscaping works shown on the approved plans shall be provided before the development is first occupied.

REASON: In the interest of visual amenity and biodiversity.

- 9** The development will be carried out in strict accordance with the following documents submitted under PL/2024/11296:

- Natural England Nutrient Neutrality budget calculator for the River Avon SAC. 03

January 2025;

- Section 5 of the Preliminary Ecological Appraisal. February 2024. Enims Ltd.

Project No. EC2055;

- Proposed Elevations and Section. 05 December 2024. People Architects Ltd.

Drawing Code. P001-PA-XX-XX-DR-A-103;

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 10** The overnight development hereby approved shall be designed to ensure it does not exceed 120 litres per person per day water consumption levels (which includes external water usage) and a water efficiency assessment should be submitted. Before the development is brought into use, a water efficiency report certifying that this standard has been achieved shall be submitted to the local planning authority for its written approval.

REASON: To ensure compliance with the prevailing mitigation strategy for nutrient neutrality in the water catchment within which this development is located.

- 11** The development hereby permitted shall not commence until evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation scheme, or an alternative approved

mitigation package addressing the additional nutrient input arising from the development, has been submitted to, and approved in writing by the Local Planning Authority.

REASON: To accord with the Conservation of Habitats and Species Regulations 2017, and Wiltshire Core Strategy Core Policy 69.

- 12** Any external security lighting on site will be in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

REASON: To avoid illumination of habitat used by bats.

Informative

- 13** Regards condition 10 A water efficiency calculation will be needed to discharge this condition. For guidance on how to do this and what is required, please refer to the following document: *'The Building Regulations 2010 –Sanitation, hot water safety and water efficiency'*, Appendix A (p36-44).
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf

Informative

- 14** There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year.

Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or the applicant is advised to follow the advice of a professional ecologist or to contact Natural England's Batline through the internet.

Informative

- 15** Evidence of compliance to the Wiltshire Council River Avon Special Area of Conservation Mitigation Scheme means the certificate of allocation of credits and confirmation of financial contribution to the scheme. An alternative mitigation package must be approved by the local planning authority and Natural England with evidence of allocation to the scheme.

Informative

- 16** 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.

Informative

- 17** 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.

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