

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/06250

Decision Date: 20th December 2023

Applicant: Mr & Mrs A Mackenzie
Standen House , Breach Lane, Chute Standen, Wiltshire,
SP11 9EE

Particulars of Development: Relocation of existing 'Stable View' with erection of associated workshop and bin store; infilling of existing pool and removal existing of pool building plus erection of new re-located pool with associated new pool building; renovation of existing 'Garden Cottage'; demolition of existing Stable Building; associated site landscaping

At: Standen House, Breach Lane, Chute Standen, Andover,
SP11 9EE

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 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 the following conditions:

Conditions: (8)

- 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:

Application Form & Certificate Received 25th July 2023
Plans Ref:

Site Location Plan DWG: 22013-000 P1 Received 25th July 2023
 Revised Proposed West Elevation - Stable Cottage DWG: 22013-343 P3 Received 3rd November 2023
 Revised Proposed Roof Plan - Stable Cottage DWG: 22013-141 P3. Received 3rd November 2023
 Revised Proposed Elevations - Garden Cottage DWG: 22013-330 P4 Received 3rd November 2023
 Revised Proposed South Elevation - Stable Cottage DWG: 22013-342 P3. Received 3rd November 2023
 Revised Proposed Floor and Roof Plans - Garden Cottage DWG: 22013-130 P3 Received 3rd November 2023
 Revised Proposed Workshop Elevations DWG: 22013-350 P2. Received 29th November 2023
 Revised Site Master Plan DWG: 22013-100A P4. Received 29th November 2023
 Proposed Site Plan DWG: 22013-101-P2 Received 21st September 2023
 Garden Cottage Typical Window Detail DWG: 22013-420 P1 Received 21st September 2023
 Proposed Walled Garden Opening DWG: 22013-530 P1 Received 21st September 2023
 Proposed Garden Cottage Elevations DWG: 22013-330 P2 Received 21st September 2023
 Proposed Garden Cottage Window Schedule DWG: 22013-600 P2 Received 21st September 2023
 Proposed Stable View North Elevation DWG: 22013-340 P1 Received 25th July 2023

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

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No development, other than demolition to ground level, shall commence within the area indicated by the red line boundary on Michaelis Boyd Associates' Drawing Number 22013-000, dated 12 July 2023 until:

- a) A written programme of archaeological investigation, which should include on-site work and off-site work such as the analysis, publishing and archiving of the results, has been submitted to and approved in writing by the Local Planning Authority; and
- b) The approved programme of archaeological work has been carried out in accordance with the approved details.

REASON: To record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and to make this evidence and any archive generated publicly accessible.

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The development will be carried out in strict accordance with the following documents:

- Arboricultural Impact Assessment & Method Statement v2. 29th March 2023. The Arborist.
- Workshop Proposed Elevations. Drawing no: 22013-350. Rev. P2. 29th November 2023. Michaelis Boyd.
- Proposed Site Plan – Master Plan. Drawing no: 22013-100A. Rev. P4. 29th November 2023. Michaelis Boyd.
- Preliminary Ecological Appraisal. V1.1. October 2023. All Ecology.
- Stable Cottage – Dusk Emergence Survey for Bats. V1.0. September 2023. All Ecology.
- Garden Cottage – Dusk Emergence Surveys for Bats. V1.0. September 2023. All Ecology.

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

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Bat roosts and bat access points will be incorporated into the development in accordance with:

- Garden Cottage Proposed Elevations. Drawing no: 22013-330. Rev P4. November 2023. Michaelis Boyd
- Garden Cottage Proposed Ground & Roof Plan. Drawing no: 22013-130. Rev P3. November 2023. Michaelis Boyd
- Stable Cottage Proposed West Elevation. Drawing no: 22013-343. Rev P3. November 2023. Michaelis Boyd
- Stable Cottage Proposed Roof Plan. Drawing no: 22013-141. Rev P3. November 2023. Michaelis Boyd
- Stable Cottage Proposed South Elevation. Drawing no: 22013-342. Rev P3. November 2023. Michaelis Boyd

or as otherwise specified in a relevant European Protected Species Licence superseding this permission. The installation of these bat roosts and access features will be supervised by a professional ecologist and this condition will be discharged when photographic evidence of installed features have been submitted to and approved in writing by the local planning authority. These bat roosts and access points will continue to be available for bats for the lifetime of the development.

REASON: To mitigate for impacts to bats arising from the development

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No new external artificial lighting shall be installed at the site unless otherwise agreed in writing by the local planning authority.

REASON: In the interests of conserving biodiversity.

- 7 No development shall continue above slab level on site until details of the roof slates to be used on the development 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 and the matter is required to be agreed with the Local Planning Authority before development continues 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.

- 8 The accommodation hereby permitted, known as Stable Cottage, shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Standen House and it shall remain within the same planning unit as the main dwelling.

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 dwelling.

Informatives: (3)

- 9 Bat roosts have been confirmed in Stable Cottage and Garden Cottage. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence will be required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

- 10 The habitat within the proposed development site and the surrounding area is suitable

for roosting, foraging and commuting bats. An increase in artificial lux levels can deter bats which could result in roost abandonment and/or the severance of key foraging areas. This will likely result in a significant negative impact upon the health of bat populations across the region. Artificial light at night can have a substantial adverse effect on biodiversity. Any new lighting should be for the purposes for safe access and security and be in accordance with the appropriate Environmental Zone standards set out by the Institute of Lighting Engineers in their publication GN01:2021, 'Guidance for the Reduction of Obtrusive Light' (ILP, 2021), and Guidance note GN08/23 "Bats and artificial lighting at night", issued by the Bat Conservation Trust and Institution of Lighting Professionals.

- 11 The applicant should note that under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitats Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. 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.

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