

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2022/02903

Decision Date: 05 July 2022

Applicant: Mr & Mrs Andrew & Joyce Griffin
Old Stable House, 12a High Street, Melksham, United Kingdom, SN12 6JU

Particulars of Development: Permanent change of use of 2 buildings from use class E (commercial, business and service) to class C3 (dwellinghouses). Construction of ground floor rear extension to one building (building A) to form kitchen. Replacement of all windows and external doors on all 3 buildings with upvc double glazed units. Internal works to all 3 buildings including new or reconfigured staircases, new kitchen and bathroom facilities. Installation of external air source heat pumps to all 3 buildings.

At: Old Stable House, 12A High Street, Melksham, Wilts, SN12 6JU

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: (5)

- 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:

Building A - Existing North and East Elevations, Building A - Existing south and west elevations, Building A - Proposed North and East Elevations, Building A - Proposed South Elevation, Building B - Existing North and East Elevations, Building C - Existing North, East and West Elevations, Building C - Proposed North and West Elevations, Existing Birds eye view from North, Existing Birds eye view from South, Existing first floor plan, Existing ground floor plan, Existing North Elevation (Affected Buildings), Explanatory Notes, Location plan, Materials Design Statement, Proposed Building B - Proposed North and East Elevations, Proposed first floor plan, Proposed ground floor plan received on 10th May 2022

Proposed Site Plan, Existing Site Plan – Drainage, Application Forms, Existing Site Plan received on 11th May 2022

Parking Plan received on 4th July 2022

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

- 3 The ancillary annexe accommodation hereby approved shall only enure for the benefit of the owner/occupiers of the host dwelling at Old Stable House, 12A High Street, Melksham, Wilts, SN12 6JU and they shall only be used for purposes ancillary to the residential use of the main dwelling and shall remain solely within the same planning unit as the main dwelling and shall not be sold or let as a separate unit of accommodation.

REASON: To define the terms of this planning permission and in the interests of good planning.

- 4 Prior to their installation on site a Microgeneration Certification Scheme (MCS) accredited installer has demonstrated the Air Source Heat Pump (ASHP) installation will meet the requirements of the MCS Planning Standard; and the ASHP will produce a noise level of no more than 42dB LAeq (5mins) at the nearest bedroom/lounge window when operating; through source noise level data, distance attenuation and screening calculations etc. MCS compliance certification must be submitted to the LPA within 3 months of installation.

Reason: Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

- 5 All construction activity shall take place within standard hours of 8am – 6pm Monday to Friday, 8am – 1pm Saturdays with no work on a Sunday or a Bank Holiday.

Informatives: (1)

- 6 The applicant is respectfully advised that the application would create additional ancillary 'annexe' accommodation. Annexes have to have a direct, functional and dependant relationship with the main dwelling. The annexe accommodation cannot be rented, let or sold separately from Old Stable House, 12A High Street, Melksham, Wilts, SN12 6JU as this would comprise a change of use which would require planning permission.

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>).

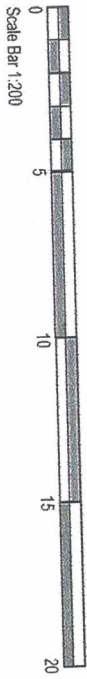
Accessway 2.6m wide
No Parking

Area for Turning/
Unloading
8m x 7.5m
No Parking

Sliding doors at each end
Opening 3.1m wide 2.7m high

6555 mm

Front line of existing units/mezzanine within building



Wiltshire Council Planning Ref: PL/2022/02903
Old Stable House, 12A High Street, Melksham, SN12 6JU
Land Registry Title WTT163011
AS & JL Griffin (andrew@griffin.org)
Scale 1:200
Site Plan, with vehicle access and parking indicated.