



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/00137
Decision Date: 16/03/2026

Applicant:	Mr. Olly Potts, 8 Tulip Tree Lodge, Cliffe Drive, Limpley Stoke, Wiltshire, BA2 7FY.
Particulars of Development:	Variation of Condition 2 (Approved Plans) and 4 (Ecological Enhancements) of PL/2025/06410 - Re- roofing, re-cladding, garage conversion and extension
At:	Tulip Tree Lodge, 8 Cliffe Drive, Limpley Stoke, Bath, BA2 7FY.

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 carried out in accordance with the following approved plans and documents:

Plans: RT131-05-001 Location Plan, RT131-05-002 Existing Block Plan, RT131-05-010 Existing Site Plan, RT131-05-015 Proposed Site Plan, RT131-05-020 Existing Elevations, Sections, Plans, RT131-05-022 Greenhouse Elevations (Indicative) received on 31.07.2025. RT131-05-021 Proposed Elevations, Sections Plans received on 08.01.2026.

Documents: RT131 RP003 Heritage Statement, RT131 RP004 Photographs, RT131 RP005 Materials Sheet, Stark Ecology Ltd, Bat Mitigation Plan July 2025, Brakes Ecology Bat Emergence Survey Report (09.07.2023), Exion solar panels details, Daikin Air Source Heat Pump details, Air source Heat Pump Calculations, Greenhouse product brochure received on 31.07.2025. Planning Statement Received on 08.01.2026

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

- 2** The development shall be carried out in strict accordance with the following document/s:

- Bat Mitigation Plan, Stark Ecology Ltd, January 2026
- Ecological Enhancement Plan, Stark Ecology Ltd, February 2026

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

- 3** No external lighting shall be installed on-site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage in accordance with the appropriate Environmental Zone standards set out by the Institution of Lighting Professionals in their publication "The Reduction of Obtrusive Light" Guidance Note 01/21 (reference GN01/21), have been submitted to and approved in writing by the Local Planning Authority. The approved lighting shall be installed and shall be maintained in accordance with the approved details and no additional external lighting shall be installed.

REASON: In the interests of the amenities of the area and to minimise unnecessary light spillage above and outside the development site.

Informative:

- 4** Rainscombe Park is used by roosting bats. 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 permissions Future works to the roof space 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.

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