



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2025/09743
Decision Date: 20/03/2026

Applicant:	Mr and Mrs Ahmad and Abi Abu-el-ata Hawkeswell Lodge, Little Cheverell, Wiltshire, SN10 4JL
Particulars of Development:	Demolition of existing single storey lean-to extensions and garage, proposed construction of new single storey and two storey extensions, outbuilding, replacement dormer windows. Construction of retaining walls. Changes to external materials on the dwellinghouse.
At:	Hawkeswell Lodge, Little Cheverell, Devizes, SN10 4JL

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:

- 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 and documents:

Application Form

Design and Access Statement

Bat Survey Report, By Herdwick Ecology, Dated December 2025 at Hawkeswell Lodge, Little Cheverell, Devizes, SN10 4JL

Location Plan 1:2500

Drawing Nos:

25640_1_Topo.dwg – Topographical Survey

25640_2_GF.dwg – Ground Floor Plan

25640_3_IF.dwg – First Floor Plan

25640_5_Elevations.dwg – Elevations

25640_6_Sections.dwg – Sections

25640_7_GF.dwg – Garage Floor Plan

25640_8_Elevations.dwg – Garage Elevations

25640_9_Sections.dwg – Sections

All received on 12.12.2025.

2146 _ PL – 001 – Existing and Proposed Block Plan

2146 _ PL – 002 – Proposed Site Plan and Floor Plans

All received on 12.12.2025.

Email from Herdwick Ecology, confirming no bat roosts are present in the garage to be demolished and shown on attached drawing - Aerial Site Location Plan

Received on 26.01.2026 @ 12:13.

2146 _ PL – 003 – A - Proposed Elevations, Contextual Elevation and Precedent Images

Received on 11.02.2026.

Construction Method Statement (CMS), Hawkswell Lodge, Little Cheverell, By PKA Architects

Received on 16.02.2026.

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

- 3** The air source heat pump shall not be installed until full details of the equipment, including make and model, sound power level, predicted noise level at the nearest noise-sensitive receptor, and any necessary acoustic mitigation, have been submitted to and approved in writing by the Local Planning Authority. The ASHP shall thereafter be installed and operated in full accordance with the approved details and shall meet the noise performance requirements of the MCS 020 standard, including cumulative assessment for multiple units.

REASON: To protect residential amenity from noise, in accordance with Core Policy 57 of the Wiltshire Core Strategy and paragraph 187 of the National Planning Policy Framework.

- 4** The development shall be carried out in strict accordance with the following documents:

- Section 5 Bat mitigation Strategy of the Bat Survey Report, Herdwick Ecology, December 2025.
- Proposed Site Plan and Floor Plans. PKA Architects Ltd. Drawing Ref: 2146-PL002. December 2025.

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

- 5** The development shall be carried out in strict accordance with the approved Construction Method Statement, (CMS) By PKA Architects, Dated as received on 16.02.2026.

REASON: To ensure adequate protection, mitigation and compensation for protected species and priority habitats throughout the construction period.

- 6** No external light fixture or fitting will be installed within the application site unless details of existing and proposed new lighting have been submitted to and approved by the Local Planning Authority in writing. The submitted details will demonstrate how the proposed lighting will impact on bat habitat compared to the existing situation.

The plans 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.

- 7** The two-storey extension shall be built of matching brickwork to the main dwellinghouse, with a standing seam, zinc roof. Vertical, natural timber cladding shall be applied to the walls of the approved single storey extensions and porch to the main house and the walls of the ancillary outbuilding.

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

- 8** The flat roof extensions to the dwellinghouse and the flat roof over the ancillary outbuilding shall be constructed from ply membrane, with green roofs above. The flat roof canopies over the terraces on the house and outbuilding, with the porch canopy, shall be constructed in powder coated steel with a ply membrane roof finish, with solid and open timber slats (brise soleil), with a powder coated aluminium trim, finished in dark grey.

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

- 9** Parts of the existing walls of the main dwellinghouse shown on the approved Drawing No. 2146 _ PL – 003 – A - Proposed Elevations, Contextual Elevation and Precedent Images, dated as received on 11.02.2026 shall be clad in natural, horizontal, timber cladding. The windows on the dwellinghouse and outbuilding shall be constructed from aluminium, clad timber, finished in dark grey; and the doors shall be constructed from a composite material, finished in dark grey. The

first floor flat roofed dormer window on the western rear elevation of the main dwellinghouse shall be clad in standing seam zinc, with a dark grey finish.

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

- 10** The retaining walls shall be constructed from gabions filled with stone to match those existing on eastern site boundary.

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

- 11** The accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling, known as Hawkeswell Lodge, Little Cheverell, Devizes, SN10 4JL 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.

Informative

- 12** The roof space of Hawkeswell Lodge is used as a bat roost. Under the Conservation of Habitat Regulations, 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 Natural England licence will be required before any work is undertaken to implement this planning permission.

Informative

- 13** There is a residual risk that great crested newts / reptiles could occur on the application site. These species are legally protected and planning permission does not provide a defence against prosecution. In order to minimise the risk of these species occurring on the site, the developer is advised to clear vegetation during the winter, remove all waste arising from such clearance and maintain vegetation as short as possible. If these species are found during the works, the applicant is

advised to stop work and follow advice from an independent ecologist or the Council Landscape and Design Team (ecologyconsultations@wiltshire.gov.uk).

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
- 4 **General Informative for Householder Planning Permissions** Please note: The following informative combines a number of standard notes commonly applied to householder planning permissions. Not all of the points listed below will be relevant to your specific proposal.
- 5 **Biodiversity Net Gain (BNG) Not Required** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

- 6 **Wildlife and Countryside Act.** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.
- 7 **Permission Not Authorising Work on Land Outside the Applicant's Control & Party Wall Act.** 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 landowner's 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.
- 8 **Works to Highway – Consent Required by Highway Authority.** The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 9 **Material Samples.** Please note that if material samples are required to be submitted to the Council for agreement, the Council do not have the facility to receive or store physical samples. Instead you are encouraged to provide full manufacturer details and name/colour of the proposed sample along with a weblink and/or a photograph of the sample material. The case officer will advise if anything else is required to satisfy this condition during the discharge of condition phase.
- 10 **Building Regulations.** 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.
- 11 **Structures Near Public Sewers.** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.