



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/05057
Decision Date: 27/03/2026

Applicant:	Mr & Ms R Laver Braybrook The Green, Marston, Wiltshire, SN10 5SW
Particulars of Development:	Two storey and single storey rear extensions and new vehicle access including bridge over adjacent watercourse
At:	Braybrook, The Green, Marston, Devizes, SN10 5SW

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 39 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:

Design and Access Statement and Flood Risk Assessment - received 10 June 2025

Site Location Plan - received 2 October 2025

Updated Flood Risk Assessment, Proposed Site Plan (2424-4 - Issue 4), Proposed Vehicle Bridge over watercourse plan (2424-5 - Issue 3) and Tree Protection Plan (2424-7 - issue 2) – all received 8 January 2026

Revised Site Plan (with onsite BNG Details - 2424-9) – received 18 February 2026

Amended BNG Metric – received 24 March 2026 and;

Proposed Elevations, Floor Plan and Roof Plan (2424-1 - Issue 6) and Cross Section Plan (2424-10-issue 1) - received 27 March 2026

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

- 3 No development shall commence on site until a detailed Surface Water Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority (LPA).

The submitted details shall include, but not be limited to, the following:

Drainage Strategy Layout

A scaled drainage layout plan confirming how surface water runoff from the extension roof and proposed access will be managed, including discharge rates, attenuation, and SuDS features.

Overland Exceedance Flow Routes

A plan identifying all exceedance routes for surface water during extreme rainfall events, designed to minimise flood risk to people, property, and surrounding land.

Bridge Design Details

Full technical details of the proposed bridge structure, including:

-hydraulic assessment demonstrating an understanding of the watercourse capacity;

-predicted maximum flow depths;

-confirmation that the structure will not impede or alter the natural flow of the watercourse.

Bridge Construction Methodology

A construction method statement detailing how flows within the watercourse will be managed and protected during construction of the bridge crossing.

The development shall be carried out strictly in accordance with the approved details and no part of the development shall be first occupied until the approved drainage scheme has been fully implemented.

REASON: In the interests of surface water management and ensuring that it does not increase flood risk elsewhere on and off site.

NOTE: The drainage strategy scheme shall demonstrate full compliance with Wiltshire Council's requirements, the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and the National Standards for Sustainable Drainage Systems (SuDS).

- 4 No development, including any demolition, shall be carried out on site, until the Protective Tree fencing (which shall be in full accordance with BS5837:2012) as shown on the Tree Protection Plan (2424-1-Issue 2 dated October 2025), has been fully installed on site and in complete compliance with the approved details. The fencing shall remain in place until all works have been completed on site.

REASON: To protect trees within the conservation area

- 5 No development above slab level of the bridge shall take place until full details and samples of the reclaimed bricks to be used on the bridge walls have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

The brick bond on the bridge hereby approved shall be built and laid in an English bond, in full accordance with the details submitted on plan 2424-5-issue 3 dated Nov 2024.

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

- 6 No development above slab level of the extension shall commence on site until full details and samples of the clay double roman tiles 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: In the interests of visual amenity and the character and appearance of the conservation area.

NOTE: The Council will only accept clay tiles, whether new or reclaimed. If sufficient reclaimed tiles cannot be sourced for the whole development, the Council advises that the most public facing elevations i.e. front (east) elevation and the southern side elevations use reclaimed tiles, with new tiles limited to the rear (west) elevation slopes, valley and northern facing roof slopes.

- 7 The render to be used in the construction of the external walls of the extension hereby permitted shall match in material, colour and texture those used in the existing building (i.e. painted render).

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

- 8 The new vehicle access hereby permitted shall not be first brought into use until the first five metres of the access, measured from the edge of the carriageway, has been consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

Informative

- 9 The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license will 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.

Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details

Informative

- 10**
- The EA's standing advice for minor extensions will apply.
 - All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
 - In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.
 - Any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.
 - Prior to any works commencing on the upstream drainage network, the approved outfall structure and flow control device shall be fully constructed, tested, and commissioned. No discharge to the receiving system (including watercourses, waterbodies, sewers, or drains) shall occur until these measures are operational to ensure compliance with agreed discharge rates and prevent an increase in flood risk elsewhere.
 - Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse. An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

Wiltshire Council's land drainage bylaws can be downloaded via this weblink <https://www.wiltshire.gov.uk/civil-emergencies-drainage>

The land drainage consent application form and guidance notes can be found on our website <https://www.wiltshire.gov.uk/article/16296/Land-drainage-and-watercourses>

Informative

- 11** All pruning of existing trees shall be undertaken in accordance with good practice as set out in British Standard Tree Work - Recommendation for Tree Work", BS 3998: 2010 or arboricultural techniques where it can be demonstrated to be in the interest of good arboricultural practice.

Informative

- 12** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the 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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

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 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)