

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

Application Reference Number: PL/2024/04817

Decision Date: 20 August 2024

Applicant: Emma Bernhardt
17 Sion Hill, Bath, Somerset, BA1 2UJ

Particulars of Development: Side and rear extension to dwelling, external alterations and hard & soft landscaping.

At: 30 Dursden Lane, Pewsey, SN9 5JN

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 and documents:

- Proposed South & West Elevations and Proposed Site Sections AA & BB *001 PP14 A*
- Proposed North & East Elevations and Proposed Site Sections CC& DD *001 PP15 A*
- Proposed Site Section EE / Street Elevation *001 PP16 A*
- Proposed Site Sections FF & GG *001 PP17 A*
- Proposed perspective view from the south *001 PP19*
- Proposed Floor & Roof Plans *001 PP18 A*
- Proposed planting on the roadside banks *001 PP23 A*

- Proposed Site Plan *001 PP13 A*
- Location Plan

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

- 3 Notwithstanding the submitted details, no development shall commence above slab level on site until full details of the materials to be used on the dwelling works 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 area.

- 4 The proposed boundary wall shall not commence on site above slab level until full details of the boundary wall materials, including a sample wall panel, 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 area.

- 5 All soft landscaping approved under 'Proposed planting on the roadside banks' (Drawing No. PP23 Rev A) shall be carried out in the first planting and seeding season following the completion of the permitted boundary wall development; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development.

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