



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

Application Reference Number: PL/2024/04755

Decision Date: 30 September 2024

Applicant: Mrs Caroline Begg Smith
Vale Cottage, Stert, Wiltshire, SN10 3JE

Particulars of Development: New swimming pool and pool house, new boat store, new garden store, new greenhouse and alterations to garden wall

At: Vale Cottage, Stert, Devizes, SN10 3JE

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: (3)

- 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

Planning Statement, received 21/08/2024

Location Plan

Drawing No:MP-10-100 Rev E, Proposed Masterplan, received 12/08/2024

Drawing No:PH-10-101 Rev C, Proposed Pump House Plans and Elevations, received 12/08/2024

Drawing No:PH-10-102 Rev C, Proposed Store and Boat House, received 21/08/2024

Drawing No:PH-10-103 Rev A, Proposed Green House, received 12/08/2024

Drawing No:PH-10-104 Rev A, Existing and Proposed Drystone Wall, received

12/08/2024

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

- 3 No development above slab level of the greenhouse hereby permitted shall commence on site until details of the brick bond and mortar are submitted to and approved in writing by the Local Planning Authority (LPA). Development shall be carried out in accordance with the approved details.

Please note, the LPA are unable to accept samples of materials at any of the offices. Details shall include but not be limited to, a photograph of the brick bond and specification of the mortar.

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

Informatives: (2)

- 4 The applicant is hereby advised that excavation arisings must be disposed of rather than deposited in a mound on the site which could alter existing overland flow paths.
- 5 The applicant is hereby advised that discharge from swimming pools to public sewers should be agreed with the Sewerage Undertaker. Swimming pools must not be discharged to surface water bodies / watercourses.

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