



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09885
Decision Date: 07/04/2026

Applicant:	Abel Younie House Rear Of 3 Market Place, Chippenham, Wiltshire, SN15 3HD
Particulars of Development:	Proposed conversion of existing 7 bedroom HMO to 3no. self-contained flats
At:	Younie House, Rear of 3 Market Place, Chippenham, SN15 3HD

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:

Location Plan AA.24.46.01 received 28 January 2026

Proposed Site Plan AA.24.46.06 received 28 January 2026

Proposed Front and Rear Elevations AA.24.46.09 received 28 January 2026

Proposed Section A-A AA.24.46.10 received 28 January 2026

Proposed First Floor Plan AA.24.46.07 received 28 January 2026

Proposed Second Floor Plan AA.24.46.08 received 28 January 2026

Design Statement AA.24.46 received 23 February 2026 including the description of replacement windows as timber sliding sash windows installed on a like for like basis within existing openings.

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

- 3** Prior to the first occupation of the development, details of the proposed cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- a) the dimensions of the cycle storage area, demonstrating that it can accommodate the Cycle Design Vehicle as defined in LTN 1/20 (minimum 2.8 metres in length and 1.2 metres in width); and
 - b) details of the security measures to be provided, which shall accord with Secured by Design principles or an equivalent standard.

The approved cycle storage shall be provided in full prior to first occupation of the development and retained for that purpose thereafter.

REASON: To ensure adequate and secure cycle parking is provided in the interests of promoting sustainable transport, in accordance with Core Policy 61 of the Wiltshire Core Strategy and the National Planning Policy Framework.

4 Refuse and Recycling Storage

Prior to the first occupation of the development, the refuse and recycling storage facilities shown on the approved plans shall be provided in full and shall thereafter be retained for that purpose.

REASON: To ensure adequate refuse and recycling storage is provided in the interests of residential amenity and visual appearance, in accordance with Core Policy 57 of the Wiltshire Core Strategy.

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](#)