

Development Services
Wiltshire Council
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LPC (Trull) Ltd
Trull Tetbury Glos GL8 85Q

10 April 2026

Application No:	PL/2026/01079
Proposal:	Erection of additional storey
Location:	The Fields, Broad Town Road, Broad Town, Swindon, SN4 7RB
On Behalf Of:	Mr James Reynolds

I refer to your application for a determination as to whether the prior approval of the local planning authority will be required for this development.

The local planning authority has determined in this case that prior approval will be required as to whether Under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposal complies with Condition AA.2(3)(b), having regard to potential adversity from Noise, Dust, Vibration and Traffic on adjoining owners or occupiers.

The Local Planning Authority hereby grants prior approval in respect of these matters, subject to the following condition(s):

1. The development hereby permitted shall be completed before the expiration of three years from the date of this permission.

REASON: To ensure compliance with AA.2.(3)(c).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form and Certificate; received 16 February 2026
Location Plan; 25.1607.00 P; received 16 February 2026
Proposed Block Plan; 25.1607.04; received 16 February 2026
Proposed Floor Plans; 25.1607.06 AP3; received 16 February 2026
Proposed Elevations; 25.1607.07 AP5; received 16 February 2026

REASON: For the avoidance of doubt and in the interests of proper planning, and to ensure compliance with condition AA.2.(3)(a).

3. No development shall commence on site until a Construction Management Plan, which shall include details of the following:

- a) Proposed hours and days of operation/construction of the development
- b) Details of proposed measures to prevent and mitigate any adverse impact from:
 - (i) Noise
 - (ii) Dust

(iii) Vibration (iv) Construction Traffic

Has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period.

The development shall not be carried out otherwise than in accordance with the approved Construction Management Plan.

REASON: In the interests of neighbouring amenity and compliance with AA.2(3)b.

4. The developer shall notify the local planning authority of the completion of the development in writing, as soon as reasonably practicable after completion, including the name of the developer, the address of the dwelling house and the date of completion.

REASON: To ensure compliance with AA.2.(3)(d,e).

5. The materials utilised in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

REASONS: In the interest of the character and appearance of the area, and to ensure compliance with condition AA.2.(2)(a).

These works may also require a Building Regulation application. The Building Regulation process is to ensure your home is safe, well built and energy efficient. We would like to provide this service to you and invite you to access our form and other information online at www.wiltshire.gov.uk/buildingcontrol. Alternatively you can make your application by calling 0300 456 0113.

Yours faithfully
Head of Development Management