

The Town and Country Planning Act 1990

Approval of Householder Planning Permission with Conditions

Application Reference Number: PL/2024/00341

Decision Date: 19 March 2024

Applicant: Mr & Mrs Gordon and Katie McKenzie and Vander Woerd
6 Duffield Lane, Bradford On Avon, Wiltshire, BA15 1FY

Particulars of Development: Single Storey Rear Extension and First Floor Side Extension

At: 6 Duffield Lane, Bradford on Avon, BA15 1FY.

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: (6)

- 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 - Received 15.01.2024
Existing North and East Elevations DWG No 2318-06 - Received 15.01.2024
Existing Ground Floor Plan DWG No 2318-03 - Received 15.01.2024
Existing South and West Elevations DWG No 2318-05 - Received 15.01.2024
Existing First Floor and Roof Plan DWG No 2318-04 - Received 15.01.2024
Proposed Block Plan - Received 15.01.2024
Proposed Ground Floor Plan DWG No 2318-07 B - Received 20.02.2024
Proposed First Floor and Roof Plan DWG No 2318-08 C - Received 20.02.2024
Proposed South and West Elevations DWG No 2318-09 B - Received 20.02.2024
Proposed North and East Elevations DWG No 2318-10 B Received 20.02.2024

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

3

Before the development hereby permitted is first occupied the first floor window on the east elevation of the garage extension shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be permanently maintained with obscure glazing in perpetuity.

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REASON: In the interests of residential amenity and privacy.

Before the development hereby permitted is first occupied the first floor window in the north elevation shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the window shall be permanently maintained with obscure glazing in perpetuity.

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REASON: In the interests of residential amenity and privacy.

No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors;
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) measures to control the emission of dust and dirt during construction;
- e) hours of construction and deliveries including specific reference to the hours of power tool use;
- f) details of waste removal

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 method statement.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, and dangers to highway safety, during the construction phase.

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Any gates shall be set back from the edge of the carriageway, such gates to open inwards only, in perpetuity.

REASON: In the interests of highway safety.

Informatives: (1)

- 7 If bats or evidence of bats are found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact Natural England's Bat Line through the internet.

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