



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2025/09377
Decision Date: 03/06/2026

Applicant:	Mr Dorrington The Cabin Hyde Lane, Downton, SP5 3NE
Particulars of Development:	Proposed replacement dwelling
At:	The Cabin, Hyde Lane, Downton, SP5 3NE

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:

Application Form & Certificate

Ref: 2419/03/01/01 – Existing Site & Location Plan. Received – 28.11.2025

Ref: 2419/03/02/01 Rev A – Proposed Site Plan. Received – 09.12.2025

Ref: 2419/03/03/01 Rev A – Proposed Plans-House. Received – 30.1.2025

Ref: 2419/03/05/01 – Proposed Elevations-House. Received – 28.11.2025

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

- 3** No development hereby permitted shall continue above slab level on site until the exact details and samples of the materials to be used for the external walls and roofs 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: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of visual amenity and the character and appearance of the area.

- 4** No development hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:
- location and current canopy spread of all existing trees and hedgerows on the land;
 - full details of any to be retained, together with measures for their protection in the course of development;
 - a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
 - full details of all boundary treatment with particular consideration to the western boundary which will involve the retention and supplementation of the existing hedgerow
 - finished levels and contours;
 - means of enclosure;
 - car park layouts;
 - other vehicle and pedestrian access and circulation areas;
 - all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development; the protection of existing important landscape features; and neighbouring amenities.

- 5** All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development.

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6 No development hereby permitted shall commence on site until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the agreed details; and with the recommendations set out in the submitted Arboricultural Impact Assessment.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure the protection of existing and retained trees, some of which are subject to Tree Preservation Orders

- 7 No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter for the lifetime of the development.

REASON: In the interests of highway safety.

- 8 No development hereby permitted shall commence on site (including any works of demolition), until a Construction Traffic Management Plan (CTMP) has been submitted to and agreed in writing by the Local Planning Authority. The CTMP shall include a site plan, and details of the following:

1. the parking of vehicles of site operatives and visitors;
2. Routing plan;
3. Traffic Management Plan (including signage drawing/s);
4. Number of (daily/weekly) and size of delivery vehicles;
5. Number of staff vehicle movements;
6. Details of temporary/permanent Traffic Regulation Orders;
7. Phases plan;
8. Loading and unloading of plant and materials;
9. storage of plant and materials used in constructing the development;
10. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
11. wheel washing facilities;
12. measures to control the emission of dust and dirt during construction;
13. a scheme for recycling/disposing of waste resulting from demolition and construction works;
14. measures for the protection of the natural environment;
15. hours of construction, including deliveries;
16. pre-condition photo survey – any damage related to the development will be put right (to the satisfaction of the LHA) within 6 months of the development completion

The approved CTMP shall be adhered to throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved CTMP

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

- 9** No construction works in association with the development hereby permitted shall take place outside of the hours of 08:00 – 18:00 Mondays to Fridays; 08:00-13:00 on Saturdays; and at no times on Sundays or Bank/Public Holidays.

REASON: In the interests of neighbouring amenities.

- 10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E shall take place on the dwellinghouse(s) hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area; and for the protection of trees and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, doors or other form of openings other than those shown on the approved plans, shall be inserted in the western elevation of the development hereby permitted.

REASON: In the interests of residential amenity and privacy.

- 12** No development hereby permitted shall be first occupied until the first floor windows in the western elevation have been fitted with obscure glass only [to an obscurity level of no less than level 5] and the windows shall be maintained with obscure glazing for the life time of the development.

REASON: In the interests of residential amenity and privacy.

- 13** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no structures, or gate, wall, fence or other means of enclosure shall be erected or placed between the dwelling hereby approved and the existing annexe building.

REASON: To ensure that the annexe and dwelling house remain in the same planning unit and in ancillary use to each other.

- 14** The existing annexe building on the site (approved under ref: 17/01510/FUL) shall not be occupied at any time other than for purposes ancillary to the residential use of the main dwelling hereby permitted, known as The Cabin and it shall remain within the same planning unit as the main dwelling.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

- 15** The development hereby permitted will be carried out in strict accordance with the following documents:

- Section 1.7 of the Bat Emergence Survey Report. June 2025. Field View Ecology Ltd. Project Ref. ES/CD/24.02;
- Sections 5 and 6 of the Preliminary Ecological Assessment. 12 November 2025. Origin Arb Ltd. Report Ref. TC0306-1;
- Arboricultural Impact Assessment Survey. November 2025. Origin Arb Ltd.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 16** Notwithstanding the approved plans, no development hereby permitted shall commence on site, including vegetation removal and demolition, until full details of the number, design and locations of opportunities for bats and birds (e.g. bat and bird boxes) have been submitted to and approved in writing by the Local Planning Authority. The enhancements identified shall accord with the recommendations set out in Section 6 of the Preliminary Ecological Assessment (12 November 2025. Origin Arb Ltd. Report Ref. TC0306-1) and shall be implemented in accordance with the approved details before occupation of the dwelling hereby approved. They shall be retained and maintained in accordance with the manufacturer guidelines for the lifetime of the development.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to provide mitigation/enhancement for biodiversity.

Informative

- 1** 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. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be

required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website:

www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy.

Informative

- 2** Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 3** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the permission which has been granted is for development, which is exempt as it involves a self build unit

Informative

- 4** In order to access the site with a mechanically propelled vehicle (MPV), they will require a private right of vehicular access. Without this private right they would be committing an offence under Section 34 of the Road Traffic Act 1988. The granting of planning permission does not give the applicant or householder a vehicular right of access over the footpath. The applicant is advised to take legal advice to ensure they have a right of access.

Informative

- 5** The applicant should note that no construction / demolition vehicle access may be taken along DOWN18 without prior consultation with the Rights of way Countryside Access Officer (CAO). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary.

Informative

- 6 The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the highways Act 1980 therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way DOWN18 whilst development takes place, without prior consultation with, and the further permission of, the highways authority at Wiltshire council

Informative

- 7 The applicant should note The Environment Agency's standing advice for minor extensions in areas of flood risk.

Informative

- 8 In line with the NPPF and National Standards for SuDS, the applicant should seek to use SuDS wherever practicable as part of the surface water drainage strategy.

Informative

- 9 Please note that any new connections to sewers will be subject to S106 agreement under the Water Industry Act with the Sewerage Undertaker.

Informative

- 10 This permission shall be read in conjunction with an Agreement made under Section 106 of the Town and Country Planning Act, 1990 and dated the 2nd June 2026.

Informative

- 11 The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) it is an offence to disturb or harm any protected species including for example, breeding birds and reptiles. The protection offered to some species such as bats, extends beyond the individual animals to the places they use for shelter or resting. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

Níc 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](#)