



The Town and Country Planning Act 1990 The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

Approval of Permission in Principle

Application Reference Number: PL/2026/02739

Decision Date: 04/06/2026

Applicant:	Mr and Mrs Langhorn 19 Trenchard Avenue, Calne, Wiltshire, SN11 8QY
Particulars of Development:	Permission in Principle for erection of 1 No. dwelling and associated access works
At:	19 Trenchard Avenue, Calne, SN11 8QY

In pursuance of their powers under the above Act, the Council hereby GRANT Permission in Principle for the development referred to in the above application and plan submitted by you.

Informative

- 1 Please note that, in applying for Technical Details Consent pursuant to this Permission in Principle, the applicant is advised to provide the following, as a minimum:
 - a) Full plans and elevations of any buildings, to a recognised scale.
 - b) A Design and Access Statement which addresses how any proposed development would:
 - Respect the established pattern and character of surrounding development; and
 - Ensure that an acceptable level of residential amenity would be available to the occupants of the proposed dwelling and neighbouring residents in terms of amenity space, privacy, outlook and levels of natural light.
 - c) A biodiversity metric.
 - d) An assessment of the ecological potential of the site carried out by a suitably qualified ecologist.

e) Demonstration that the applicant has the benefit of a private right of vehicular access to the site, to ensure that on-site parking is available without entailing an offence under Section 34 of the Road Traffic Act 1988. You are advised to take legal advice if you are unsure of the position on this matter.

f) Details of new planting, landscaping and boundary treatment to be created, on a landscaping plan, to a recognised scale.

g) Details of parking to meet the Wiltshire Residential Parking Standards set out in the Local Transport Plan, along with sufficient turning space to ensure that vehicles can enter and egress in a forward gear

Informative

- 2** This Permission in Principle (PIP) shall cease to have effect three years after the date of this Decision Notice. The Technical Details Consent (TDC) relating to the proposed development must be granted prior to the expiration of the PIP.

Informative

- 3** 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

<https://www.wiltshire.gov.uk/dmcommunityinfrastructurelevy>.

Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

Permission in principle is designed to separate decision making on 'in principle' issues addressing land use, location, and amount of development from matters of technical detail, such as what the buildings will look like. The aim is to give up-front certainty that the fundamental principles of development are acceptable before developers need to get into costly, technical matters. It will also ensure that the principle of development only needs to be established once in the process. Permission in principle must be followed by an application for technical details consent covering remaining detailed matters such as the design of buildings, development layout and landscaping schemes. Applications for technical details consent must be decided by the local planning authority in accordance with the terms of the permission in principle. A grant of permission in principle plus a grant of technical details consent equates to full planning permission