



The Town and Country Planning Act 1990
Approval of Variation of Conditions
Application Reference Number: PL/2026/01665
Decision Date: 04/06/2026

Applicant:	Mr & Mrs L. Lawrence 79 Rose Villa High Street, Dilton Marsh, Wiltshire, BA13 4DP
Particulars of Development:	Vary Condition 2 and 4 on PL/2024/10578 - Single-storey utility room addition, a two-storey eastern extension with living and dining rooms, a kitchen/breakfast room, a master bedroom with en-suite, and a single-storey kitchen extension. Additionally, a double garage will be constructed on the western edge of the property
At:	Rose Villa, 79 High Street, Dilton Marsh, Westbury, BA13 4DP

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for variation or non-compliance with a condition or conditions imposed on an earlier permission in accordance with the application and plans submitted by you.

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 compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of the original consent granted under PL/2024/10578 (i.e 10/09/2028).

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 scale 1:1250

Existing and proposed site plans scale 1:200 drg no. AL(1)02 rev A

Existing and proposed floor plans and elevations scale 1:100 drg no. AL(1)03 rev C

Garage plans and elevations scale 1:100 drg no. AL(1)04 rev C

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

- 3** Before the development hereby permitted is first brought into use the first floor east elevation window that serves bedroom 1 shall be glazed with obscure glass only [to an obscurity level of no less than level 4] and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- 4** The mitigation measures detailed in section 6.5 of the approved Preliminary Bat Roost Assessment by Seasons Ecology dated March 2025 submitted under application PL/2024/10578 shall be carried out in full prior to the first occupation of the development hereby approved.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 5** The development will be carried out in strict accordance with the following documents submitted under application PL/2024/10578:

- Preliminary Bat Roost Assessment, March 2025, Seasons Ecology
- Bat Survey Report, July 2025, Avondale Ecology

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

Informative

- 6** The roof space of the property is used as a bat roost. Under the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to harm or disturb bats or damage or destroy their roosts. Planning permission for development does not provide a defence against prosecution under this legislation. The applicant is advised that a European Protected Species Licence may be

required before any work is undertaken to implement this planning permission. Future conversion of the roof space to living accommodation or replacing the roof could also breach this legislation and advice should be obtained from a professional bat ecologist before proceeding with work of this nature.

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