



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00194
Decision Date: 12/06/2026

Applicant:	Mr & Mrs D Gore Astra Cottage, Oare, Wiltshire, SN8 4JA
Particulars of Development:	Demolition of existing dwelling and associated outbuildings and erection of a self-build replacement dwelling; with associated outbuildings, parking, landscaping, private amenity space and access arrangements.
At:	Astra Cottage, Oare, Marlborough, SN8 4JA

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 and documents:
 - PROPOSED - Elevations Sheet 1 *2514/3_301-P1* (Received 12/01/2026)
 - PROPOSED - Elevations Sheet 2 *2514/3_302-P2* (Received 16/04/2026)
 - PROPOSED - Street Elevation *2514/3_402-P2* (Received 14/01/2026)
 - PROPOSED - Ground Floor Plan *2514/3_201-P5* (Received 12/05/2026)
 - PROPOSED - First Floor & Roof Plan *2514/3_202-P1* (Received 12/01/2026)
 - PROPOSED - Outbuildings *2514/3_303-P1* (Received 11/05/2026)

- PROPOSED - Public Footpath Analysis Sheet 1 *2514/3_105-P1* (Received 24/02/2026)
- PROPOSED - Public Footpath Analysis Sheet 2 *2514/3_106-P1* (Received 24/02/2026)
- PROPOSED - Sections *2514/3_401-P2* (Received 14/01/2026)
- PROPOSED - Site Plan *2514/3_101-P5* (Received 11/05/2026)
- EXISTING - Site Location Plan *2514/1_001-P2* (Received 14/01/2026)
- Design Statement *3_601-P1* (Received 14/01/2026)
- Drainage Statement *26-254-60-01* (Received 01/04/2026)
- Technical Note - Astra Cottage *8849* (Received 16/04/2026)

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

- 3** Notwithstanding the submitted information no development shall commence on site until a surface water drainage strategy, complying with Wiltshire Council requirements, NPPF, PPG and the National Standards for SuDS has been submitted to and approved in writing by the Local Planning Authority.

The drainage strategy shall include:

- pre and post-development exceedance flow route plans and associated site levels to demonstrate that flows from the 1 in 100 year plus climate change event are directed away from the proposed dwelling and safely managed within the site, without increasing flood risk to neighbouring land or the adjacent highway, in accordance with National SuDS Standards (Standard 3: management of extreme rainfall and flooding).
- Revised Drainage Strategy (DS) drawing that reflects the proposed precise soakaway location.
- Cross section drawings for all proposed surface water features, including the geocellular soakaway, green roof, filter drains etc showing levels, freeboard allowances, and depths, to demonstrate that the drainage system can function hydraulically and that adequate clearances are maintained.

The development shall then be carried out in strict accordance with the approved details.

REASON: To ensure flood risk is not increased on/off site.

- 4** No development shall commence above slab level until details of the external brickwork and natural stone to be used in the exterior walling of the dwellinghouse and boundary walls have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 5 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.

REASON: In the interests of highway safety.

- 6 Prior to first occupation of the development hereby permitted, the first-floor window in the east elevation and the first-floor dormer window in the north elevation shall be glazed with obscure glass only to an obscurity level of no less than level 4 and the windows shall be permanently maintained with obscure glazing for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

- 7 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, 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, unless otherwise agreed in writing by the local planning authority. 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.

- 8 The pedestrian gate on the southern boundary of the site shall be inward-opening and shall be retained as such for the lifetime of the development.

REASON: To prevent any blocking of the public right of way.

- 9 The development will be carried out in strict accordance with the following documents:

- Bat mitigation detailed in Technical Note by Pro Vision *8849* (Received 16/03/2026)
- Proposed Elevations Sheet 2 *2514/3_302-P2* (Received 16/01/2026)
- PROPOSED - Ground Floor Plan *2514/3_201-P5* (Received 12/05/2026)
- PROPOSED - Site Plan *2514/3_101-P5* (Received 11/05/2026)

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

- 10** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order that revokes, re-enacts, amends (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 north and east elevations above ground floor ceiling level of the development hereby permitted.

REASON: In the interests of residential amenity and privacy

Informative

- 11** This permission shall be read in conjunction with a Unilateral Undertaking made under Section 106 of the Town and Country Planning Act, 1990 and dated the 26 May 2026.

Informative

- 12** 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>.

Informative

- 13** The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Informative

- 14** All new drainage will need to comply fully with Building Regulations Part H. (they should engage with the building control department in order to ensure this).

The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features.

There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.

The applicant confirms that responsibility for the maintenance of the surface water drainage system will rest with the plot owner from first occupation of the dwelling and for the lifetime of the development. A copy of the approved drainage strategy and the

associated maintenance and management regime will be included within the title deeds of the property to ensure ongoing compliance.

Informative

- 15** 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. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

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 one or more of the statutory exemptions or transitional arrangements is considered to apply.

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
- 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](#)