



The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2026/01741

Decision Date:

Applicant:	Cre8 Homes Brooklet Barn, Land West Of Brooklet Farm, Over Street, Stapleford, Wiltshire, SP3 4LP
Particulars of Development:	Variation of condition 17 of 15/08251/FUL (approved plans) to reflect the revised internal layout of the dwelling (Unit 3) including creation of a second floor; the insertion of new windows on the south elevation to serve the storage area . Change of a ground-floor window to a door (Retrospective).
At:	Brooklet Barn, Over Street, Stapleford, Salisbury, SP3 4LP

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:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No: 1236-01A Existing Site and Location Plans, received by this office 18/08/2015

Drawing No: 20 Rev A Farmhouse Proposed Ground Floor, received by this office 18/08/2015

Drawing No: 21 Rev A Farmhouse Proposed First Floor Plan, received by this office 18/08/2015

Drawing No: 22 Rev A Farmhouse Proposed Second Floor, received by this office 18/08/2015

Drawing No: 23 Rev A Farmhouse Proposed Roof Plan, received by this office 18/08/2015

Drawing No: 1236-19A Farmhouse Proposed Elevation, received by this office 18/08/2015

Drawing No: 0485-02-006 Proposed ground floor plan received by this office 23/03/2026
 Drawing No: 0485-02-017 Proposed first floor plan received by this office 24/03/2026
 Drawing No: 0485-02-007 Proposed second floor plan received by this office 23/03/2026
 Drawing No: 0485-02-008 Proposed north and west elevations received by this office 23/03/2026
 Drawing No: 0485-02-009 Proposed south and east elevations received by this office 23/03/2026
 Drawing No: 0485-02-001 Location plan and existing site plan received by this office 09/06/2026
 Drawing No: 1236-13 Proposed Site Sections, received by this office 18/08/2015
 Drawing No: 1236-09B Traditional Barn Proposed Elevations, received by this office 19/11/2015
 Drawing No: 12 Rev B Traditional Barn Proposed Roof Plan, received by this office 19/11/2015
 Drawing No: 11 Rev C Traditional Barn Proposed First Floor Plan, received by this office 19/11/2015
 Drawing No: 10 Rev B Traditional Barn Proposed Ground Floor, received by this office 19/11/2015
 Drawing No: 1236-05 A Proposed Site Plan with Flood Zone, received by this office 19/11/2015

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

- 2 No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

REASON: To protect the amenity of nearby residents

- 3 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), the garages hereby permitted shall not be converted to habitable accommodation.

REASON: To reduce the potential impact of flooding and to secure the retention of adequate parking provision, in the interests of highway safety, in the interests of highway safety.

- 4 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-F shall take place on the dwelling houses hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area; to reduce the potential impact of flooding; and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions, enlargements or buildings/enclosures within the curtilage.

- 5 The development hereby permitted shall not be first occupied until the first five metres of the access, measured from the edge of the carriageway, has been

consolidated and surfaced (not loose stone or gravel). The access shall be maintained as such thereafter.

REASON: In the interests of highway safety.

- 6** No part of the development hereby permitted shall be 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.

- 7** No dwelling shall be occupied until the area between the nearside carriageway edge and a line drawn 2 metres parallel thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- 8** The development shall be completed in accordance with the Construction Method Statement (CMS) received by this office on the 18/08/2015

REASON: To ensure adequate protection and mitigation for the River Avon SAC which is designated as a European protected site.

- 9** The windows to Bedroom 3 on the north elevation and the Master Bedroom on the south elevation of Unit 1 shall be glazed with obscure glass only and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained for the lifetime of the development.

REASON: In the interests of residential amenity and privacy.

- 10** The development shall be carried out in accordance with the hard and soft landscape details agreed by the Local Planning Authority.

- Landscape masterplan DRWG No: C0288_01 dated 11/02/2016 received 11/03/2016
- Detailed planting plan DRWG No: C0288_02 dated 24/02/2016 received 11/03/2016

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, 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 or in accordance with a programme to be agreed in writing with the Local Planning Authority.

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

- 11** The development shall be carried out in accordance with the details (received 11/02/2016, amended by details received 18/05/2016, 20/05/2016 and 09/06/2016) approved by the Local Planning Authority relating to all eaves, verges, windows (including head, sill and reveal details), doors, rainwater goods, chimneys, dormers and canopies, and the materials and finishes to be used for the external walls and roofs.

Unit 1:

- The large scale details for unit 1 (Building details 1, 2, 3 and 4) received on the 18/05/2016
- Walls – St Catherines Flint Blocks knapped field flint
- Cladding – Hardie plank cedar finish in black
- Roof – Spanish slate
- Brick quoins and cills – Ibstock Leicester Red Bricks

Unit 2:

- The use of STM Tilt & Turn windows to match the design and proportions of the windows on the approved plans for use on unit 2.
- Walls – St Catherines Flint Blocks knapped field flint
- Cladding – Hardie plank cedar finish in black
- Roof – Spanish slate
- Brick quoins and cills – Ibstock Leicester Red Bricks

Unit 3:

- Mumford & Sons Conservation range of windows Box Sash Range 14mm Double Glazed Units 22mm Ovolo with brick reveals to match the design and proportions of the windows on the approved plans for use on unit 3.
- Walls & Roof – cladding and finish (weathered zinc look in matt finish) to match that use on the roof of 'Treetops', Over Street, Stapleford, SP3 4LP (approved under S/2008/1991)

The use of Alumasc rainwater goods (extruded aluminium Aqualine half round powder coated black) throughout the development on Units 1, 2 and 3.

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

- 12** The development shall be carried out in accordance with the details received 11/03/2016 and approved by the Local Planning Authority relating to the proposed permeable paving The development shall be carried out in accordance with the approved details prior to first occupation.

- Drivesett Tegula Priora patented permeable block paving (Marshalls manufacturer) - Traditional

Reason: To ensure that the development can be adequately drained

Informative

- 1** Pollution Prevention During Construction

Safeguards should be implemented during the construction phase to minimise the risks of pollution and detrimental effects to the water interests in and around the site. Such safeguards should cover the use of plant and machinery, oils/chemicals and materials; the use and routing of heavy plant and vehicles; the location and form of work and storage areas and compounds and the control and removal of spoil and wastes. We recommend the applicant refer to our Pollution Prevention Guidelines, which can be found at:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Informative

- 2** Sustainable design and construction should be implemented across the proposed development. This is important in limiting the effects of and adapting to climate change. Running costs for occupants can also be significantly reduced.

Water efficiency measures should be incorporated into this scheme. This conserves water for the natural environment and allows cost savings for future occupants. The development should include water efficient systems and fittings such as dual-flush toilets; water-saving taps; water butts; showers and baths. Greywater recycling and rainwater harvesting should also be considered.

Informative

- 3** Should this proposal be granted planning permission, then in accordance with the waste hierarchy, we wish the applicant to consider reduction, reuse and recovery of waste in preference to offsite incineration and disposal to landfill during site construction.

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility. If the applicant requires more specific guidance, it is available on our website <https://www.gov.uk/how-to-classify-different-types-of-waste>.

Informative

- 4** The adults, young, eggs and nests of all species of birds are protected by the Wildlife and Countryside Act 1981 (as amended) while they are breeding. The applicant is advised to check any structure or vegetation capable of supporting breeding birds and delay removing or altering such features until after young birds have fledged. Damage to extensive areas that could contain nests/breeding birds should be undertaken outside the breeding season. This season is usually taken to be the period between 1st March and 31st August, but some species are known to breed outside these limits.

Informative

- 5** There is a low risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2010 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or

evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0845 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website

Informative

- 6** There is adequate available capacity within the existing public foul sewer network to accommodate the predicted domestic foul flows only from 3 houses. Connection subject to application.

The proposal is adjacent to Wessex Water's Overstreet Sewage pumping station (14313). There must be no habitable buildings within 15 metres of the pumping station to ensure future residents of your site are not affected by noise, vibration or odour. There must be no building or tree planting within 6 metres of the rising main. Development on your site must not impact on Wessex Water's ability to access and maintain the pumping station.

There is adequate available capacity within the existing water supply network to accommodate predicted domestic type demand from 3 houses. Buildings above two storeys will require boosted on site storage. Connection subject to application.

There must be no surface water connections to the public foul sewerage system. Any existing connections should be abandoned and sealed at the point of connection to the public system. Surface water to be disposed of in accordance with NPPF Guidelines and Building Regulations Hierarchy.

Informative

- 7** 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 may be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy

Informative

- 8** The council's public protection team have advised that no burning of waste should take place during the construction phase of the development hereby permitted, due to Environmental Protection Legislation.

Informative

- 9** 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 Climate

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 **General Informative for Householder Planning Permissions** Please note: The following informative combines a number of standard notes commonly applied to householder planning permissions. Not all of the points listed below will be relevant to your specific proposal.
- 5 **Biodiversity Net Gain (BNG) Not Required** 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.

- 6 **Wildlife and Countryside Act.** The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. 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.
- 7 **Permission Not Authorising Work on Land Outside the Applicant's Control & Party Wall Act.** 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 landowner's 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.
- 8 **Works to Highway – Consent Required by Highway Authority.** The consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 9 **Material Samples.** Please note that if material samples are required to be submitted to the Council for agreement, the Council do not have the facility to receive or store physical samples. Instead you are encouraged to provide full manufacturer details and name/colour of the proposed sample along with a weblink and/or a photograph of the sample material. The case officer will advise if anything else is required to satisfy this condition during the discharge of condition phase.
- 10 **Building Regulations.** 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.
- 11 **Structures Near Public Sewers.** The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.