

16 July 2026

Dear Sir,

TOWN AND COUNTY PLANNING ACT 1990 (as amended)
APPROVAL OF DETAILS RESERVED BY CONDITION

Application No:	PL/2026/00654
Proposal:	Discharge of condition 3 (Surface Water) and 4 (Materials) of PL/2024/05413
Site Address:	237 London Road, Chippenham, SN15 3AP
On Behalf Of:	Mr Jonathan Hull 17 Rowden Lane, Chippenham, SN15 2FF

I refer to your application for the discharge of conditions attached to the above planning permission dated 05 February 2026. After consideration and the comments of specialist consultees, the following can be confirmed.

Conditional matters under consideration

Condition 3 of planning permission PL/2024/05413 required the following:

No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access/driveway), incorporating sustainable drainage details, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained without leading to increased flood risks elsewhere

Condition 4 of planning permission PL/2024/05413 required the following:

No development shall commence on site above slab level 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.

Details submitted for consideration

Material Schedule received 30.01.26

Surface Water Disposal Plan received 30.01.26

262111-500-01 rev P1 – Drainage Layout Plan received 18.05.26

Technical Note - Drainage Calculations received 08.07.26

Decision

The details submitted in relation to these conditions are approved.

Reason for decision:

With regard to condition 03 relating to surface water drainage, the Council's Drainage Engineer has considered the submitted documents, including the updated technical note and confirmed that they have no objections. There is no evidence or reason to reach a different conclusion and for that reason, the pre-commencement requirements of the condition have been addressed with no further submission necessary. However, please be aware that condition 03 may only be regarded as being fully discharged upon the development being carried out in accordance with the approved details.

With regard to condition 04, relating to external materials, the submission suggests the use of red mixed brick to the external walls, a cambered clay tile roof and painted timber window units with Monocrystalline Photovoltaic panels on aluminium frames fixed to the south-facing roof slope, all of which are considered to be of an appropriate type, colour and finish to be deemed acceptable in the interests of visual amenity. The surrounding area displays a varied built form with a mixture of construction materials including red brick, therefore the chosen materials are considered compatible with the established character and appearance of the surrounding area, enabling the new dwelling to integrate within the locality. The chosen materials would not result in the building appearing incongruous within the vicinity and would enable the building to blend into the established residential area and are considered acceptable, with no further submission necessary. Please be aware that condition 04 may only be regarded as being fully discharged when the development has been carried out in accordance with the details so agreed.

Please note that in accordance with national planning guidance, discharge of condition applications are procedural in nature and do not require public consultation. While third-party representations may occasionally be received, they are not formally invited and do not form part of the statutory decision-making process. The assessment of this application has been based solely on whether the submitted details satisfy the requirements of the relevant planning condition(s).

This letter acts as official confirmation and therefore I suggest that you attach it to the decision notice as evidence that you have complied with the requirements of the relevant conditions.

Yours faithfully

Head of Development Management

INFORMATIVES

- All new drainage will need to comply with Building Regulations Part H. The proposed drainage system will be subject to Building Control approval.
- Any soakaways should be designed and constructed in accordance with CIRIA C574 and the Wiltshire Soakaway Guidance.

NOTES:

1. **Approved Conditions:**

If the condition(s) have been discharged, you may proceed with the development in accordance with the approved details. Please ensure that the approved documents or plans are implemented on-site and adhered to as part of the development. It is important to comply with all conditions of the planning permission to ensure the development remains lawful.

2. **Refused Conditions:**

If the discharge of the condition(s) has been refused, you may submit revised details or further information to address the issues raised as part of a further discharge of the condition's application. Please ensure that any resubmission adequately addresses the reasons for refusal. Alternatively, you can appeal the Council's decision (see below for details).

3. **Partially Discharged Conditions:**

If the condition(s) have been partially discharged, the remaining details that are required must be submitted for further consideration. You should provide the necessary documents in accordance with any timeframe or trigger specified in the condition to allow for the full discharge of the condition(s).

Right of Appeal:

If you are aggrieved by the decision to refuse to discharge a condition or if the condition has only been partially discharged, you have the right to **appeal** the decision to the **Planning Inspectorate**.

The appeal must be made within **6 months** from the date of this decision notice. If the appeal is submitted after this 6 month period, the Planning Inspectorate will only consider it if there are exceptional circumstances.

The procedure for making an appeal is set out under **Section 78 of the Town and Country Planning Act 1990** (as amended), along with the relevant provisions in the **Planning and Compulsory Purchase Act 2004**. For detailed guidance on how to submit your appeal, please visit the Planning Inspectorate's website:

<https://www.gov.uk/appeal-planning-decision>

Please be aware that the appeal process will focus on whether the submitted details meet the requirements set out in the original planning condition(s) and relevant planning policies.