

The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions

Application Reference Number: PL/2023/08711

Decision Date: 22 February 2024

Applicant: Sheila Ralph,
4 Yerbury Street, Trowbridge, Wiltshire, BA14 8DP.

Particulars of Development: Construction of a 4 bedroom dwelling, garage, access, landscaping and associated works

At: LAND OPPOSITE TROWBRIDGE LODGE, LODGE COURT, TROWBRIDGE, WILTSHIRE, BA14 6DR.

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:

Conditions: (8)

- 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:

A17 23 35 P101 Existing and Proposed Location Plan, A17 23 35 P102 RevA Existing Block Plan, A17 23 35 P103 RevC Proposed Block Plan, A17 23 35 P104 RevC Proposed Ground Floor Plan, A17 23 35 P105 RevB Proposed First Floor Plan, A17 23 35 P106 RevB Proposed Loft Plan, A17 23 35 P107 RevA Proposed North & South Elevations Sheet 01 (titled: loft floor plan), A17 23 35 P108 RevB Proposed East & West Elevations Sheet 02, A17 23 35 P109 RevA Proposed Ecology Mitigation Plan, A17 23 35 P110 RevA Proposed Sections received on 10.10.2023.

Planning application Form, Arboricultural Report by Silverback Arboricultural Consultancy Ltd, October 2023. Preliminary Ecological Assessment by Alder Ecology UK Ltd, 02 October 2023, Design, Access & Heritage Statement Rev01 October 2023.

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

- 3 No part of the development hereby permitted shall be first occupied until the access, turning area & parking spaces have been completed in accordance with the details as shown on the approved plans. These areas shall be maintained for these purposes thereafter in perpetuity.

REASON: In the interests of highway safety.

- 4 The materials to be utilised within this development shall accord with the schedule of materials as described within the planning application form registered on 10.10.2023 and the accompanying plans.

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

- 5 All bathroom and en-suite windows shall be glazed with obscure glass (to an obscurity level of no less than level 4) prior to the first occupation of the development hereby permitted and shall be permanently maintained as such at all times thereafter.

REASON: In the interests of amenity and privacy.

- 6 The development hereby approved shall be will be carried out in strict accordance with the following documents:

- Mitigation and Enhancement Measures as detailed in Section 10 of The Preliminary Ecological Assessment. (Alder Ecology UK Ltd. 02nd October 2023).Ref. AEUK 1471 for 'Land Opposite The Lodge, Trowbridge, Wiltshire, BA14 7BG'.
- Ecology Mitigation Block Plan. Drawing No. A17 23 35 P109 RevA. (Atlier 17 ltd. 02/10/2023).

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

- 7 The development hereby approved shall be shall be carried out in strict accordance with the details as contained within The Arboricultural Report, prepared by Silverback Arboricultural Consultancy Ltd, dated 02 October 2023.

REASON: In the interest of maintaining healthy trees and the visual amenity and character of the local area.

- 8 The species, size and location of the two replacement trees authorised by this permission shall be agreed in writing with the Local Planning Authority prior to the commencement of works.

The new trees shall be planted within the next planting season following the completion of the development and all plant material shall comply with the minimum British Standard requirements for tree planting, these being BS3936 (Parts 1 & 4), BS4428:1989 Section 7 and BS4043.

The replacement trees shall be sited at or close to the position of the felled tree/s as reasonably practicable. The replacement trees shall be properly maintained for a period of 10 years. If the trees are removed or become damaged or diseased within this period, they shall be replaced in the next planting season with the same species. If a variation in species is required due to disease, agreement must be sought in writing from the Local Planning Authority prior to planting of the replacement tree/s.

REASON: To ensure that the trees are replaced for the benefit of visual amenity and character which at present exists on site.

Informatives: (2)

- 9 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>.

- 10 The proposal includes alteration to the public highway as a dropped kerb is proposed and the permission 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. Please contact the vehicle access team direct on vehicleaccess@wiltshire.gov.uk and/or 01225 713352 for further details.

Parvis Khansari - Corporate Director, Place

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 www.wiltshire.gov.uk/planninganddevelopment/planningpolicy

