

## REPORT OUTLINE FOR AREA PLANNING COMMITTEES

<b>Date of Meeting</b>	03 <sup>rd</sup> August 0216
<b>Application Number</b>	16/03644/VAR
<b>Site Address</b>	Barncroft , The Barton, Upper Common, Kington Langley, Wiltshire, SN15 5PF
<b>Proposal</b>	Variation of Condition 2 of 15/03664/FUL and Relating to Repositioning of the Dwelling & Garage and Revised Garage Design
<b>Applicant</b>	Mr B Turner
<b>Town/Parish Council</b>	KINGTON LANGLEY
<b>Electoral Division</b>	KINGTON – Cllr Howard Greenman
<b>Grid Ref</b>	391973 176649
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Mathew Pearson

### **Reason for the application being considered by Committee**

The application has been called into committee at the request of Cllr Greenman to consider issues regarding design and neighbour amenity.

#### **1. Purpose of Report**

The purpose of the report is to recommend the above application be approved subject to conditions.

#### **2. Report Summary**

The application is for a variation to a 2015 application which sought permission for the demolition of the existing bungalow within the site and erection of a large 6 bedroom dwelling and a detached 4 bay garage. The variation principally relates to revision in the site layout.

The key issues for consideration are;

- Principle of the Development
- Design and Access
- Site Layout and Impact on the Neighbouring Properties
- Impact on the Conservation Area and Listed Heritage Assets
- Changes to the Right of Way and further landscape plans
- Ecological Mitigation

The Parish Council initially supported the proposed development but subsequently objection on design and conservation grounds. Five letters of objection have been received

#### **3. Site Description**

The site is located toward the western end of Kington Langley within the Kington Langley Conservation Area and as is formed of an existing bungalow known as 'Barncroft' and its

curtilage. The original curtilage of Barncroft has been sub divided with a dormer bungalow being constructed on the north-western area of the plot under permission 15/03708/FUL. The application relates to the remaining curtilage which includes the original bungalow. The wider plot is of a substantial size but the site is currently overgrown and neglected. A public right of way (RoW) runs along the eastern boundary of the site.

Kington Langley is formed of a series of hamlets centred on village greens and ancient farmsteads. Most buildings either face, or are informally related to, the sinuous main street. The nearest dwellings are immediately to the east and are formed of 4no. smaller cottages including 2no. listed properties, 1 & 2 The Barton. Further dwellings are located to the north opposite the site and to the west beyond the dormer bungalow approved under application 15/03708/FUL.

#### 4. Planning History

N/89/00702/OUT	Outline- Single Dwelling	Refused
N/94/02279/OUT	Outline - Shop With Living Accommodation Over And 9 No Bungalows Shop & 9 No Bungalows	Withdrawn
N/03/00708/OUT	Twelve Dwellings	Withdrawn
N/04/02168/OUT	Outline - Application For The Erection Of Eight Affordable Homes And Seven 4-Bedroom Homes	Refused
N/05/02043/OUT	Erection of Fifteen Dwellings	Refused
N/08/00855/FUL	Erection of Five Dwellings	Withdrawn
N/10/00967/FUL	Three Detached Dwellings and Associated Works	Refused
N/10/04596/FUL	Erection of 3 Detached Dwellings	Refused
15/03664/FUL	Demolition of Barncroft and the erection of a new dwelling and garage/carport	Approve with Conditions

#### 5. The Proposal

The application is for a variation to the 2015 application which was granted permission for the demolition of the existing bungalow within the site and erection of a large 6 bedroom dwelling with a detached 4no. bay garage. Following revised plans the proposal is for near identical buildings with an amended site layout. The 4no. bay garage has been moved from the western edge of the site to eastern edge adjacent to the Public Right of Way (RoW). The main dwelling house has been located further back in the plot to the south and west to accommodate the garages' amended location. Further changes have been made to the driveway and hardstanding in the front of the property in order to access the new garage. The applicant has also submitted proposed plans showing the design and elevation for gates for the revised main access to the new dwelling

#### 6. Local Planning Policy

##### Wiltshire Core Strategy (WCS) (adopted January 2015)

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 10: Spatial Strategy: Chippenham Community Area
- Core Policy 41: Sustainable Construction and Low Carbon Energy
- Core Policy 50: Biodiversity and geodiversity
- Core Policy 51: Landscape
- Core Policy 52: Green Infrastructure

Core Policy 57: Ensuring high quality design and place shaping  
Core Policy 58: Ensuring the conservation of the historic environment  
Core Policy 60: Sustainable transport  
Core Policy 61: Transport and new development  
Core Policy 62: Development impacts on the transport network  
Core Policy 67: Flood Risk

**National Planning Policy Framework 2012:**

Achieving sustainable development – Core Planning Principles (Paragraphs 7 14 & 17)  
Chapter 6- Delivering a wide choice of high quality homes (Paragraphs 47, 49, 50 & 55)  
Chapter 7- Requiring Good Design (Paragraphs 56, 57, 60, 61, & 64)  
Chapter 8- Promoting healthy communities (Paragraph 75)  
Chapter 11- Conserving and enhancing the natural environment (Paragraphs 109, 112, 118 & 123)  
Chapter 12- Conserving and enhancing the historic environment (Paragraphs 126, 128, 129, 132, 133 and 139)

**7. Summary of consultation responses**

**Wiltshire Council Right of Way** – No objection to the amended plans.

**Kington Langley Parish Council** – Originally support the application. However, following revised plans the Parish objected.

Kington Langley Parish Council originally supported this application but the applicant has since changed the positioning of the large garage for reasons of providing greater amenity space. On viewing the latest application, the repositioning does not appear to provide greater amenity space. Therefore:-

The Parish Council objects to the repositioning of the large garage for the following reasons:

- Core Policy 57 Ensuring high quality design and place shaping – 6.122 states that the development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced. The subsequent core policy sets out how the Core Strategy will ensure that development contributes towards
- Achieving high quality buildings and spaces that reinforce a sense of identity.
- The garage if positioned as per the plans would encroach upon the neighbouring property which is a 300 year old cottage being restored to its original status, in the Conservation Area of Kington Langley. It would also create loss of light and therefore this cottage would be in danger of losing its identity.
- The proposed garage position does not respond positively to the existing features in terms of height, mass, scale, building line and plot size in relation to the adjoining 300 year old cottage in the Conservation Area.
- Core Policy 58 – Ensuring the conservation of the historic environment  
The proposed is in the conservation area and its proposed positioning does nothing to protect or enhance the adjacent 300 year old cottage.

**8. Publicity**

Five letters of objection were received from 3no. neighbours. The main issues identified were around the relocation of the garage:

- **Design And Appearance** - The scale and height of the garage/carport are disproportionate for this type of outbuilding. The Cotswold stone wall will not match the adjacent cottages or the other stone buildings adjacent to us and will fail to reflect the vernacular of the existing buildings.
- **Location of the garage** - The significant changes to the proposed garage/carport design and positioning on the eastern boundary will be overbearing on properties to the east and is too close to the boundary. The rear wall of the garage should be kept on the same line as the original house plans and not positioned closer to the boundary, public right of way and existing cottages
- **Light and Privacy** - The position of the existing bungalow on the Barncroft site allows sunlight to enter into the side windows of the living room and bedroom of 3 The Barton. The major change in position and height of the proposed garage, compared to the existing bungalow, would significantly restrict sunlight into both these rooms making them very much darker.
- **Right of Way** - There is no reference to existing hedging on the planning drawings and we consider this to be relevant to the proposal. It would be very disappointing if there was an intention to remove hedges and trees without consultation with the Conservation department. The existing hedge and laurels along the boundary provide screening and privacy for neighbouring properties and they are also a habitat for wildlife and we would not want to see this environment lost.
- **Refuse Storage** - The proposal for the refuse enclosure to be positioned on the side of the garage is now much closer to the boundary. Smells and noise arising from the use of bins would create a disturbance and could also attract vermin.
- **Right of Access** – There is right of access for the Mill Cottage and this should be shown on the plans.

## 9. Planning Considerations

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. An important material consideration in relation to this application is previous permission (15/03664/FUL) granted under delegated powers.

### Principle of development

It is acknowledged that the current dwelling is in a poor state of repair and in need of near total renovation. In line with Core Policies 1 and 2, which support infill development at small villages of which Kington Langley is classified, it is considered that the original wider site can easily accommodate 2no. dwellings. Although the plot has been subdivided in an irregular pattern, there is no objection in principle to the redevelopment of the part of the plot formerly known as Bancroft for single dwelling, alongside that already under construction to the north and west of the site.

### Design and Access

As noted above, material to the consideration of this variation application is the extant permission for a dwelling and garage on site. It was noted by the Case Officer in respect of the design that the while the new dwelling is substantially larger than the existing, *'...it is considered that the replacement dwelling represents an overall visual improvement to the site than the existing 'Barncroft' bungalow.'* It was also noted that with the dwelling now positioned deeper within the plot and set back from the highway that its prominence would be reduced from within the streetscene. The Council's Conservation Officer commented that *'the proposal could be summed up as rather banal, but likely to have minimal impact on the character of the Conservation Area'* and had no objection to the scheme. When considering the previous application the then proposed garage was considered to be of an appropriate scale and design in comparison to the main dwelling. There are no specific changes to the

design details in terms of elevations for the main dwelling or materials. The proposed materials remain rough dressed reconstructed Cotswold stone walls with cast stone quoins and Cotswold roof tiles. The original garage was a single storey 4no bay building with two open car ports. The revised garage plans show a similar sized building but with less openings. The key changes relate to the positioning of the dwelling and garage within the site.

The wider area is characterised by a mix of properties with large dwellings set within substantial curtilages alongside a number of pockets of smaller dwellings, including older farm cottages and more modern circa 20<sup>th</sup> century semi-detached properties. The design of the property is considered broadly acceptable and there are no major changes to that permitted under the 2015 application. However, given the sites location within the Conservation Area final details for the roof and walling materials, including sample panels, will be conditioned. This is consistent with the approach taken with the previous approval. These conditions will ensure that the final construction details are of a standard the Council would expect for a Conservation Area. The previous application included a condition for obscure glazing to be used on all first floor side windows. Again, this condition is retained.

Highways Officers previously supported the proposed access arrangements and there are no changes that would amend this judgement. The only change in terms of the access is an additional plan detailing the proposed gates, which includes details of the rebuilding the boundary wall to the front of the property. The original submitted gates were considered to be out of keeping with the general modest proportions of the boundary treatments in and around this part of the Kington Langley. The applicant subsequently revised these plans to show a smaller gate design nearer to the height of the boundary wall and more in keeping the general modest proportions of the boundary treatments in the wider area. The new designs are for wrought iron gates with small feature gate piers coming off the boundary wall. The updated gate designs are considered appropriate and accord with the aims and principles of CP57 & CP58.

#### Site Layout and Impact on the Neighbouring Properties

As noted above, the major amendment of the revised proposals is the repositioning of the 4no bay garage from the western to the eastern edge of the site. A number of objections were received in regards to both the positioning and design of the revised garage proposals. The site has been realigned so that the garage has been brought forward within the site located adjacent to the RoW to the east, broadly in line with the neighbouring cottages 1 to 3 The Barton. The main dwelling house has moved further west and south in the site to accommodate the change in location of the garage with further hardstanding located to the front of the dwelling to provide a courtyard effect.

During the 2015 application the Council expressed concerns that the house was being located too far to the rear of the site to enable the property to have a meaningful amenity space. In light of these concerns the house was brought forward but also located closer to the eastern boundary. The revised site plans see the house sit centrally to the rear of the plot with a 150m<sup>2</sup> rear garden and large front garden, but also significant open amenity spaces to the side as well.

The relocation of the garage clearly benefits the amenity and outlook of properties to the west and the dwelling under construction to the north by removing the 4no. bay garage from the boundary, allowing the rear amenity spaces views over the open countryside to the south. However, it is also considered that there is some benefit from the revised layout for neighbouring properties to the east, as it means the larger bulk and mass of the main two storey dwelling house is further to the south and west away from their boundary. Previously it was located broadly in line the rear amenity space of cottages 1 to 3 The Burton. This creates a better view and outlook to the west for these properties.

Nonetheless, in terms of neighbour amenity the largest impact will be the relocated garage on the properties immediately to the east of the site. The Parish Council and neighbours have raised specific concerns regarding the location of the garage and have objected to the scheme. The original plans were for a two storey 4no. bay garage with a large area of storage proposed above, which would have measured over 5.5 metres to the ridge. The concerns around the garage, summarised above, include it having an overbearing impact on No.3 The Barton, with a potential loss of privacy and light, and nuisance from vehicle movements and the location of refuse storage.

Objectors have also commented on the design and appearance of the garage highlighting that in their view the vernacular and materials are not in keeping with local character, specifically the stone cottages that form 1 to 3 The Barton. Further objectors have commented that the justification for the relocation, the provision of further amenity space and better outlook of the dormer bungalow under construction, are not sufficient planning concerns to justify the relocating the garage building.

The Council also expressed concerns at the size and mass of garage and the effect on neighbouring properties. Following discussions the applicant has removed the proposed two storey element of garage in line with concerns raised, and amended the open car ports. The revised plans show a garage that is 2.2m at the eaves and 4m at the ridge. It will also be constructed of Cotswold stone on two sides with open bays only facing the north and west. The entire rear will be stone walling.

The proposed garage is located on similar building line to an existing garage which has been added to the 'Barncroft', with the north-east corner of both the proposed and existing garage in the a near identical position. However, the proposed garage will extend further south following the edge of the RoW deviating slightly form the existing building line. Objectors have stated that the garage would be only 4.5 metres from 3 The Barton. The distance is closer to 6 metres between the gable end and the rear of the garage with the RoW located between the boundary of the property and the garage.

It is considered that the revised scheme will not have an overbearing impact on the neighbouring properties, nor affect light or privacy. It is acknowledged that 3 The Barton is on slightly lower ground than the Barncroft site, but the garage will now provide a similar outlook to that existing from the first floor window located on that gable. It should also be noted that the larger bulk of the existing bungalow (to be demolished as part of this proposal) will be removed from this outlook. Overall the impact of the garage in terms of amenity for the neighbouring property is considered acceptable and in accordance with CP57 & Para?? Of the NPPF.

In terms of noise and nuisance from both the bin storage and car movements, the rear wall will ensure that any likely nuisance from vehicles will be suitably mitigated and the location of the bin store to the southern (rear) end of the garage is some distance from the neighbouring property and also considered unlikely to cause excessive nuisance.

Objections to the justification are based around the improvements to amenity for neighbouring properties to the west not being a material consideration. While justification is set out in the planning statement, there is no planning policy that compels applicants to demonstrate justification if the design and layout are considered acceptable. The original permission remains a material consideration but the justification for amending this plan is not considered relevant to the determination of this application.

Nevertheless, as summarised above, there are improvements in terms views and outlooks for neighbouring properties to the west and these concern the rear amenity spaces of these properties. Objectors have sought to compare the distances between the original location for

the garage and neighbouring properties to the west and the new location with neighbouring properties to the east. These comparisons are not considered valid as the difference in terms of impacts of building located to the rear of a property and one located to a side gable give rise to different expectation for outlook and distances. Further, the improvements in amenity space on each side of the proposed main dwelling house and the relocation of the main dwelling away from properties to the east, which benefits the outlook of the amenity space for properties to the east, are matters which do bear consideration

In terms of design the proposed garage is a mix of timber frame and stone walling with Cotswold roof tiles. The roof is hipped which further reduces the bulk of the garage. The materials are in keeping with the proposed main host dwelling and the wider conservation area. The proposed garage will appear as an outbuilding and is considered to be of an appropriate size and scale in the context of the area and in proportion to the main dwelling.

#### Impact on the Conservation Area and Listed Heritage Assets

Sections 16(2) and 66 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 require the preservation of the significance of listed buildings and their settings. Section 72 also mandates Councils to protect and conserve Conservation Areas. As noted above, the design of the dwelling is considered to have neutral impact on the Conservation Area and it is recognised that the site is currently in an overgrown and almost derelict state. Therefore, the redevelopment of the site will certainly preserve and even potentially enhance the Conservation Area.

In terms of the listed cottages to the east, the revised site plans will move the main dwelling house further away from the rear amenity spaces of the listed properties protecting the setting of these properties. The garage has been located in line with the existing cottages with 3 The Burton between the proposed garage and the listed cottages. Roughly 1 and a half bays of the garage (3.6 metres) will extend beyond the rear of the cottages. The garage will measure 2.2m to the eaves and 4m to the ridge with the majority of the section extending beyond the cottages part of hipped roof, thereby limiting views of the garage from the listed cottages and maintaining their setting from both public and private vantage points. The separation between the proposed garage and the listed buildings by virtue of 3 The Barton's amenity space, and the RoW mean that it is considered that the revised site plan will have no detrimental impact of the significance or setting of listed heritage assets.

Overall, it is considered that redevelopment of the site will preserve the Conservation area and heritage assets in line with Listed Building and Conservation Act and planning policies in the NPPF and the Wiltshire Core Strategy. The Council's Conservation Officer has no objection to the scheme

#### Changes to the Right of Way and further Landscape and Ecological Plans

The applicant intends to restore the RoW along its legal path to the east of the site and will provide a 3 metre wide gap to allow maintenance. The Council's Rights of Way Team have supported these proposals.

Objections have been received with regard to the RoW and potential removal of hedging in terms of both its ecological value and its amenity value as a boundary treatment. It should be noted that under the original permission further plans were required in regards to landscape schemes, ecological mitigation measures and all fences, gates and means of enclosure.

The key issue appears to be an area of informal hedging and vegetation located adjacent to the south of the amenity space of 3 The Burton, which will be removed in order to restore the right of way. Objectors have stated they do not want a fence on the boundary and want the vegetation retained as it provides privacy. However, restoring the legal line of the RoW must take precedence and the area of hedging that has grown across the RoW on the boundary

of the properties will need to be removed in accordance with any ecological mitigation measures as required.

Currently there are no plans for the boundary treatments of the RoW or the wider site and these will need to be submitted and approved as part of any submitted landscape plan. This conditioned has been retained.

Although the site does have some significant ecological value, the Ecological Report submitted under the previous application noted that *'The hedgerows on site are assessed as of local value and would be classified as unimportant under The Hedgerow regulations 1997 as they do not contain enough species to meet the criteria but would qualify as species rich under the Wiltshire BAP criteria.'* The Councils Ecology Officer was satisfied with ecological survey provided the application was conditioned to provide further ecological mitigation measures as recommended. Again, this conditioned has been retained.

#### Other Matters

An objection was received regarding a legal right over shared access. While not strictly a planning matter, a site plan has been submitted overlaying the shared right of way on the site plan and this will be included in the list of approved plans.

Given the size of the proposed main dwelling further development additions and/or the re-development of the garage for living accommodation would be detrimental to the character and amenity of the site and wider area. Therefore, similar to the previous decision further permitted development rights will be restricted.

A revised condition will be attached in regards to meeting Code Level 4 and Core Policy 41

#### **10. S106 contributions**

None required.

#### **11. Conclusion (The Planning Balance)**

The application is considered acceptable in terms of scale, layout and design in accordance with Core Policies 57 and 58. While the revised garage will impact on neighbours to the east, this impact is not considered overbearing and detrimental to the amenity of these properties. Furthermore, the improvements of the site will preserve and enhance the Conservation Area and appropriate ecological and landscape plans will ensure that the site protects the wider environment and long range views in and out of the site.

#### **RECOMMENDATION**

The application is recommended for approval with 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:

Plans

Drawing No: 02 Revised Site Plan with Egress Drievway Shown (dated 11 August 2014, received by LPA on 14 June 2016)

Drawing No: 03 House Floor Plans (11August 2014)



Drawing No: 04 House Elevations (11 August 2014)  
Drawing No: 05 Garage Roof and Floor Plans (dated 9 March 2015, received by LPA on 14 June 2016)  
Drawing No: 06 Garage Elevations (dated 9 March 2015, received by LPA on 14 June 2016)  
Drawing No: 2001 Refuse Store (17 November 2015)

Statements

Extended Phase 1 Habitat Survey by Alder Ecology (April 2015)

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

- 3 No development shall commence on site 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 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

- 4 No railings, fences, gates, walls, bollards and other means of enclosure development shall be erected in connection with the development hereby permitted until details of their design, external appearance and decorative finish have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the development being occupied.

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

- 5 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 occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: 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, to ensure that the development can be adequately drained.

- 6 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include :-

- \* location and current canopy spread of all existing trees and hedgerows on the land;
- \* full details of any to be retained, together with measures for their protection in the course of development;
- \* a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- \* means of enclosure;
- \* car park layouts;
- \* all hard and soft surfacing materials;
- \* minor artefacts and structures (e.g. furniture, play equipment, refuse and other

storage units, signs, lighting etc);

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

- 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, 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.

- 8 No development will commencement until an Ecological Mitigation Strategy for the property shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of replacement / compensatory habitat provision for bats, birds and reptiles. All compensatory habitat features shall be maintained in accordance with the approved strategy unless otherwise approved in writing by the Local Planning Authority.

REASON: In the interests of protected species.

- 9 The dwelling hereby approved shall achieve a level of energy performance at or equivalent to Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until evidence has been issued and submitted to, and approved in writing by, the local planning authority certifying that this level or equivalent has been achieved.

REASON: To ensure that the objectives of sustainable development equal or equivalent to those set out in Policy CP41 of the Wiltshire Core Strategy are achieved.

- 10 No dwelling shall be occupied until all the existing buildings on site have been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

REASON: In the interests of the character and appearance of the area and neighbouring amenities.

- 11 The development hereby permitted shall not be 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.

- 12 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.

- 13 Before the development hereby permitted is first occupied the first floor windows in the east and west side elevations shall be glazed with obscure glass only [to an obscurity level of no less than level 3] and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- 14 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), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- 15 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 garage hereby permitted shall not be converted to habitable accommodation.

REASON: To secure the retention of adequate parking provision, in the interests of highway safety.

- 16 INFORMATIVE TO APPLICANT: 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.

- 17 INFORMATIVE TO APPLICANT: 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.

- 18 INFORMATIVE TO APPLICANT: The applicant should note that there may be badger setts in the vicinity of the site, and as a consequence compliance with certain requirements and provisions of the Badgers Act 1991 may be necessary. If this is the case the applicant is advised to contact Natural England who are responsible for issuing licences relating to development on the site of badger setts.

- 19 INFORMATIVE TO APPLICANT: 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.

- 20      INFORMATIVE TO APPLICANT: Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.
- 21      INFORMATIVE TO APPLICANT: 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 [www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructur-elevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructur-elevy).