

**NOTIFICATION OF PLANNING
PERMISSION**

**Name of Local Planning Authority: NORTH WILTSHIRE DISTRICT COUNCIL
Monkton Park, Chippenham, Wiltshire, SN15 1ER**

Brief Details of Application in the Parish of: Tockenham

Applicant

David Barnes
Tockenham Manor
Wootton Bassett
Swindon
Wiltshire
SN4 7PQ

Agent

James Slater & Co
53 Dyer Street
Cirencester
Gloucestershire
GL7 2PP

Location

Manor Farm House, Tockenham, Swindon,
Wiltshire, SN4 7PG

Proposal

Erection of New Porch Following Demolition of
Existing Store, External and Internal Alterations,
Erection of Double Timber Garage and Creation
of New Vehicular Access

Registration Date: 20 April 2007

Permission Granted: 14 June, 2007

PERMISSION GRANTED FOR THE FOLLOWING REASON:

The proposal is in accordance with Policies C3, NE14 and H8 of the North Wiltshire Local Plan 2011 and is not considered to have a harmful effect on the amenities of the occupiers of 1 & 2 Orchard Bungalows nor a harmful effect on the character and appearance of the wider 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 Section 91 of the Town and Country Planning Act 1990.

- 2 The works to which this consent relates shall be begun before the expiration of five years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 The bricks to be used externally in the development hereby permitted shall match those of the existing building in colour and texture.

Reason: In the interests of visual amenity.

- 4 The external roof tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity.

- 5 The garage hereby permitted shall be used only for purposes ancillary to the use of Manor Farm House as a single dwellinghouse and not for any commercial, industrial or business purpose.

Reason: In order to safeguard the interests and residential amenity of the adjoining residents in accordance with Policies C3 and H8 of the North .

- 6 The area allocated for parking on the submitted drawing Block Plan 07/16/03 received 20th April 2007 shall be kept clear of obstruction and shall not be used other than for the parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of amenity and road safety.

- 7 The development hereby permitted shall not be commenced until details of the landscaping of the site have been submitted to and approved in writing by the local planning authority. Details shall include:

1. details of the existing trees and hedgerows to be retained as well as those to be felled including existing and proposed soil levels at the base of each tree/hedgerow and proposals for their protection during and following construction works;
2. details of all proposed tree and shrub planting including species, number, sizes and positions.

The approved landscaping scheme shall be implemented within one year of either the first occupation or use of the development, whether in whole or in part, or its substantial completion, whichever is the sooner, and shall be maintained thereafter for a period of not less than five years. The maintenance shall include the replacement of any tree or shrub which is removed, destroyed or dies by a tree or shrub of the same size and species as that which it replaces, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of amenity.

- 8 The existing hedgerow along the northern boundary of the site shall be retained and maintained at a height of not less than 3m and any hedgerow which may die within five years of the completion of the development shall be replaced and thereafter be retained and maintained in accordance with this condition.

Reason: In the interests of visual amenity of the area and to ensure the creation of a pleasant environment for the development and to comply with Policies C3, NE14 and H8 of the North Wiltshire Local Plan 2011.

INFORMATIVES TO APPLICANT:

1. Notes are given for your assistance. There may be other matters not mentioned which you will need to consider. North Wiltshire District Council takes no responsibility for omitting reference to such matters here.
2. You are advised that this planning permission does not override any interests that third parties may have regarding civil matters such as ownership, covenants or private rights of way. Before any works are carried out which affect land outside your ownership you should ensure the necessary consents have been obtained from all persons having an interest in the land.

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

3. This decision relates to documents/plans submitted with the application, listed below. No variation from the approved documents should be made without the prior approval of this Council. Amendments may require the submission of a further application. Failure to comply with this advice may lead to enforcement action which may require alterations and/or demolition of any unauthorised buildings or structures and may also lead to prosecution.

Dwg No 07/16/01
Dwg No 07/16/02

Dwg No 07/16/03
Dwg No 07/16/04
Dwg No 07/16/05
Dwg No 07/16/06

All received by the local planning authority 20th April 2007.

C. H. Percud

Implementation Team Leader
Development Control, Listed Buildings & Landscaping

Dated: 14 June, 2007

**NORTH WILTSHIRE DISTRICT COUNCIL
Town and Country Planning Act 1990**

PERMISSION FOR DEVELOPMENT

1. The Local Planning Authority HEREBY GRANT PLANNING PERMISSION subject to the scheduled conditions (if any) for the development proposed by the applicant in the application, which is expressly incorporated herewith and is briefly described in the Schedule forming part of this permission.
2. The scheduled conditions (if any) have been imposed for the reasons set out in the Schedule.
3. "The Local Planning Authority", "the scheduled conditions", and "the application" referred to above are those described in the Schedule.

NOTES

1. **Time Limits on Planning Permissions.** By virtue of Section 91 - 96 of the Town and Country Planning Act 1990, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits (as appropriate) will apply:-
 - 1.1 **Where planning permission is given in outline** subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made within 3 years from the date of the outline planning permission and further the development to which the permission relates must be begun either within 2 years from the final approval of all the matters reserved.
 - 1.2 **Where the planning permission is complete and is not in outline** then the development must be begun not later than the expiration of 3 years from the date on which permission was granted.
2. **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 district 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.

In particular the applicant is reminded of the following matters:-

- 2.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. You are advised to contact Building Control before considering work on site);**
- 2.2 the need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath;
- 2.3 The need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
- 2.4 the need to make any appropriate arrangements under the Highways Act 1971, in respect of any works within the limits of a public highway. The address of the Highway Authority is Wiltshire County Council, County Hall, Trowbridge.

(It is the responsibility of the applicant to ascertain whether his development affects any public right of way or listed building.)

3. **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 three months of the date of this decision. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.) The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

4. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
5. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.