



SWINDON
BOROUGH COUNCIL

GRANT PLANNING PERMISSION

Application Number: S/16/0550/IH

Ward: St Margaret And South Marston

Parish: South Marston

Proposal: Change of use of existing outbuilding to dwelling.

Site Address: Building Rear Of, Quarry Farm Highworth Road South
Marston Swindon

Agent:
Mr Marc Willis
Wills & Co. (Town Planning) Ltd
30 The Causeway
Chippenham
Wiltshire
SN15 3DB

Applicant:
Mr Christopher Case
Quarry Farm,
Highworth Road
South Marston
Swindon
Wiltshire
SN3 4SE

WARNING:
IF YOU DO NOT COMPLY WITH THE CONDITION(S) BELOW,
THE COUNCIL MAY TAKE LEGAL ACTION AGAINST YOU

Conditions

1. This approval shall be in respect of the Existing ground floor plan (Plan:Ground, drawing number 767:02, dated May 2015); Existing first floor plan (Plan:First, drawing number 767:03, dated May 2015); Existing elevations (drawing number 767:04, dated May 2015); Proposed first floor plan (Plan:First, drawing number 767:06, dated May 2015) and Proposed elevations (drawing number 767:07, dated May 2015) received by the Local Planning Authority on the 29th March 2016. The approval shall also be in respect of the revised Location Plan and Block Plan (drawing number 767:01 revision A dated May 2015) and revised proposed ground floor plan (Plan:Ground, drawing number 767:05, dated May 2015) received on the 15th June 2016.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

Town and Country Planning Act 1990

Permission for Development

1. The Local Planning Authority HEREBY GRANT PLANNING PERMISSION for the development proposed in the application subject to the scheduled conditions. Which is hereby expressly incorporated herewith and of which brief details are, by way of identification only, set out in the schedule (see overleaf).
2. “The Local Planning Authority”, and “the application” referred to above, are those described in the schedule overleaf.
3. The scheduled conditions have been imposed for the reasons set out in the schedule.

Notes

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 6 months of the date of the decision. Appeals must be made on a form that is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at www.planningportal.gov.uk

If the permission to develop land is granted with conditions and the owner of the land claims that the land has become incapable of reasonable/beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that his interest in the land be purchased in accordance with the provisions of Part 6 of the Town and Country Planning Act 1990.

3. The building hereby permitted shall not be occupied as an independent dwelling until the vehicular parking and turning facilities including garages have been made available in accordance with the submitted plan (drawing number 767.05A) and shall be maintained for those purposes thereafter.

Reason: To reduce potential highway impact by ensuring that adequate parking and manoeuvring facilities are available within the site.

Informatives

1. This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk. To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued.

**Authorised by Richard Bell,
Head of Planning, Regulatory Services,
Heritage & Libraries**

Decision Dated: 12th July 2016

Richard Bell