



# GRANT PLANNING PERMISSION

**Application Number:** S/16/1130/AMBU

**Ward:** St Margaret And South Marston

**Parish:** South Marston

**Proposal:** Erection of a two storey side and rear extension and single storey rear extension.

**Site Address:** 25 Greenfields, South Marston Swindon SN3 4SQ

**Agent:**

Mr Ben Williams  
Ben Williams Home Design And  
Architectural Services  
20 The Marlestons  
Old Town  
Swindon  
SN1 4NA

**Applicant:**

Mr Rawlins  
25, Greenfields  
South Marston  
SWINDON  
SN3 4SQ

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

## 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 requirements of Section 91(1) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form.

Reason: To ensure that the appearance of the development is satisfactory.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking and re-enacting that Order, no openings other than those hereby approved shall be formed in the side elevations of the extension hereby permitted, and those openings in the side wall at the first floor level shall be obscurely glazed.

Reason: In the interests of residential amenity.

# 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 12 weeks 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](http://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.

4. This approval shall be in respect of the drawings 050/005, 050/010, 050/020 050/100, 050/200, dated April 2016 and received by the Local Planning Authority on 27th 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.

### **Informatives**

1. The granting of planning permission does not authorise you to carry out any works on, over or under your neighbour's land or property without first obtaining their consent.

2. Whilst the development proposed generates a net gain in floor space, the development proposed does not constitute CIL liable development and is exempt from CIL liability as the proposal falls under the definition of minor development for the purposes of calculating CIL liability as the proposed net gain in Gross Internal Area (GIA) of floor space is below 100 sqm.

3. The Wiltshire and Swindon Biological Records Centre (WSBRC see [www.wsbrc.org.uk](http://www.wsbrc.org.uk)) has advised that bats have been recorded within 300m of the site, and that there is a bat roost in a neighbouring property. As the application description indicates that there will be work within the roof space of an existing dwelling the applicant is advised that it is established prior to works commencing whether there are any bat roosts within the building. Bats and their roosts are protected under UK and International law; the applicant's attention is drawn to the provisions of Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and by the Conservation of Habitats and Species Regulations (2010). Further information can be obtained at [www.gov.uk/guidance/bats-protection-surveys-and-licences](http://www.gov.uk/guidance/bats-protection-surveys-and-licences)

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

**Decision Dated: 16th August  
2016**

