



GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application
Number: S/HOU/23/1549/LZWI

Ward: Wroughton And Wichelstowe
Parish: Wroughton

Proposal: Erection of a single storey rear extension.

Site Address: 21 Maskeleyne Way, Wroughton Swindon SN4 9HP

Agent:
Mr Shawn Hindon
Walnut View
84A Pavenhill
Purton
Swindon
SN5 4DA

Applicant:
Mr & Mrs Hutchings
21 Maskeleyne Way
Wroughton
Swindon
SN4 9HP

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

WARNING;
IF YOU DO NOT COMPLY WITH THE TIMING OF DISCHARGE AND SUBMISSION REQUIREMENTS OF THE CONDITION(S) BELOW, YOU MAY INVALIDATE YOUR PLANNING PERMISSION AND/OR CREATE A BREACH OF CONDITION RESULTING IN LEGAL ACTION.

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 carried out in accordance with the following approved drawings and documents: Full Plans received by the Local Planning Authority on 18th December 2023.

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

3. 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.

Informatives

1. CIL - Reg. 42 Exemption for Minor development. The development is either works to a building proposing no additional floorspace, and/or generates a net gain in floor space that is CIL liable, however it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.'



Director Of Strategic Development And Growth

Date: 28th March 2024

Notes

“The Local Planning Authority”, and “the application” referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice.

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 Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

If the permission to develop land is granted with conditions, the owner of the land may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner, may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.