



GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application Number: S/HOU/24/1295/JP **Ward:** Wroughton And Wichelstowe
Parish: Wroughton

Proposal: Erection of two storey front and side extensions, single storey side and rear extension, rear dormer window and detached summer house.
Site Address: Swan House, 21A Marlborough Road Wroughton Swindon SN4 0RX

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

Applicant:
Mr & Mrs Barrett
Swan House
21A Marlborough Road
Wroughton
Swindon
SN4 0RX

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

Please note;

You are reminded of the need to comply with the timing of discharge and submission requirements of the condition(s) below.

A failure to comply may invalidate your planning permission and/or create a breach of condition which could result 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 plans, as received by the Local Planning Authority and logged on Swindon Borough Council's digital Public Access planning applications depository system on the dates given below:

- The combined 'Survey As Existing' drawing set, with drawing number '23/1103/01' and received on 22nd November 2024;
- The combined 'Proposed Alterations' drawing set, with drawing number '23/1103/02/REV: A' and received on 6th November 2024, and;
- The 'Proposed Summer House' drawing set, with drawing number '23/1103/05' and received 6th November 2024.

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.

4. The parking spaces shown on the approved drawing no. '23/1103/02/ REV A' shall be laid out and made available prior to first occupation of the development hereby permitted and shall thereafter be kept clear of obstruction and retained only for the parking of cars in connection with the host property.

Reason: In the interests of highway safety.

5. The rear summerhouse outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the site's dwellinghouse at 'Swan House 21A Marlborough Road', and no trade, business or independent residential use shall be carried on therein.

Reason: To safeguard the amenities of the local area.

Informatives

1. CIL Liable Development: 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 and <https://www.gov.uk/guidance/community-infrastructure-levy> and <https://www.planningportal.co.uk/planning/policy-and-legislation/CIL/about-CIL>. To avoid additional financial penalties the requirements of the impact of CIL and correct process must be managed before development is commenced and subsequently where relevant payment made in accordance with the requirements of the CIL Demand Notice(s) issued. Information on possible exemptions that may be capable of being applied for and all the forms can be found at these links. Note: CIL remains relevant in the event that planning permission is allowed or relevant development is permitted by Planning Appeal.

2. 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.



Chief Planning Officer

Date: 17th January 2025

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.