



GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

**Application
Number:**S/HOU/21/1170/EMMI

Ward:St Margaret And South Marston
Parish: Stratton St Margaret

Proposal: Construction of a dropped kerb and minor alterations to front garden to allow for the storage of bins and parking of 2no. mobility scooters.

Site Address:

Agent:
Mr Stephen Volley
Studio Charrette
The Clubhouse
50 Grosvenor Hill
London
W1K3QT

Applicant:

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 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. This approval shall be in respect of drawing block plan v2, existing / proposed plan v1, existing/proposed section V1 received by the Local Planning Authority on the 30th July 2021.

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

3. The development hereby permitted shall only be used for the parking of mobility scooters in connection with the host dwelling and shall not be used for the parking of a car/other vehicle.

Reason: the site is of insufficient size to accommodate a car/other vehicle

Informatives

1. CIL - Reg. 42 Exemption for Minor development: Whilst the development generates a net gain in floor space and is Community Infrastructure Levy (CIL) liable, 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.

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.

3. The applicant is advised that the proposed development will require separate Local Highway Authority approval for the construction of the proposed dropped kerb arrangement and crossing over highway land. The Applicant is required to obtain this approval before respective works commence and is therefore recommended to contact Swindon Borough Council's Street Works Management Department in this respect as soon as possible. The works will be under taken at the applicant's expense.

4. The applicant is informed that, to conform to the terms of Section 163 of the Highways Act 1980, surface water should not be allowed to drain directly from the site onto any highway, and the Local Highway Authority will require adequate safeguards to be incorporated into the development to ensure that such a situation does not arise.



Director of Strategic Development

Date: 23rd September 2021

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.