



SWINDON  
BOROUGH COUNCIL

# GRANT PLANNING PERMISSION

Application Number: S/09/1372/RO

Ward: Central

**Proposal:** Erection of first floor and single storey rear extensions and change of use from 1 no. dwelling and 1 no. 10 bed HMO to 10 no. apartments.

**Site Address:** 149 - 153 County Road, Swindon Wiltshire SN1 2EB

**Agent:**

**Applicant:**  
Mr Martin Wilson  
Tyrone House  
High Street  
Wanborough  
Swindon  
Wilts  
SN4 0AE

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

Reason for granting planning permission: The proposal does not conflict with the relevant development plan policies and there are no material planning considerations that outweigh the provisions of the development plan.

## 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.

Relevant Policies: DS6 Swindon Borough Local Plan 2011 (2006)

3. The development hereby permitted shall not be used or occupied until the rendering indicated on the approved plans has been carried out.

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

Relevant Policies: DS6 Swindon Borough Local Plan 2011 (2006).

# 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](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. No part of the development hereby permitted shall be occupied and/or commenced until the parking spaces shown on the approved plan(s) have been surfaced, marked out and made available for use. Thereafter the area shall be kept clear of obstruction and shall not be used for any purpose other than the parking of vehicles in connection with the use of the premises as permitted.

Reason: To ensure that satisfactory provision is made for vehicles to be parked off the highway at all times.

Relevant Policies: DS6 Swindon Borough Local Plan 2011 (2006).

\* 5. No part of the development hereby permitted shall be occupied until parking facilities for cycles have been constructed within the site in accordance with details, which shall have first been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be kept clear of obstruction and retained thereafter only for the parking of cycles in connection with the development hereby permitted / use hereby approved.

Reason: To ensure the satisfactory provision is made for cycles at all times.

Relevant Policies: DS6 Swindon Borough Local Plan 2011 (2006).

\* 6. No part of the development hereby permitted shall be occupied until details of bin and recycling storage and waste management plans have first been submitted to and approved in writing by the Local Planning Authority. The storage and waste management plan shall be implemented in accordance with the approved details in perpetuity unless in agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory provision is made waste storage and collection.

Relevant Policies: DS6 Swindon Borough Local Plan 2011 (2006).

### Informatives

1. This Planning Permission is in respect of the plans received by the Local Planning Authority on the 17th August 2009 that includes drawing numbers 149-153/CRS/01, 149-153/CR/02, 149-153/CR/03 A, 149-153/CR/04, 149-153/CR/05, 149-153/CR/06, 149-153/CR/07, 149-153/CR/08, 149-153/CR/09, 149-153/CR/10 and 149-153/CR/11 that illustrates and includes Design and Access Statement, Topographical Site Survey (1:100), Location Plan and Existing & Proposed Block Plan (1:1250) (1:100), Existing and Proposed First Floor Plans (1:50), Existing Front Elevation (1:50), Existing and Proposed Side Elevation (153)(1:50), Existing and Proposed Rear Elevation (149-153) (1:50), Existing and Proposed Side Elevation (151) (1:50), Existing and Proposed Side Elevation (149)(1:50), Existing and Proposed Site Section A-A (through 151 County Road)(1:50) and Section 106 Agreement (24th March 2010). The development should be carried out in accordance with the approved drawings.

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. Please note that this consent is in conjunction with S.106 to provide contributions towards infrastructure in accordance with those set out in the agreement and to restrict future occupiers from being entitled to the Councils' resident parking permit scheme.

4. In the interests of safety, the applicant is recommended to incorporate fire prevention measures within the development, such as sprinkler systems. Further advice can be obtained from Wiltshire Fire Brigade by visiting [www.wfb.org.uk](http://www.wfb.org.uk)

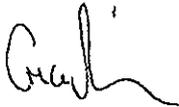
5. Notwithstanding the plans hereby approved it is recommended that the following be incorporated into the scheme in the interests of occupier safety.

Flat 1: Install a door leading to the rear access (with window to the side for secure ventilation) to act as a secondary escape for sleepers in this room. An escapable window, complying with the relevant BS may suffice, but a door would be a sensible upgrade.

Flat 6: Install a door, offering at least 20mins protection from fire (30mins preferably) on the room marked 'lounge' so that any fire starting in this room is contained so as to give occupants time to escape before their hall way is denied them.

Each flat shall be covered with mains interlinked smoke detection to give early warning of fire.

**Authorised by Celia Carrington,  
Group Director of Environment,  
Regeneration & Community**



**Decision Dated:**

**7th May 2010**