Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Magna House

Address Line 1

High Street

Address Line 2

Address Line 3

Wiltshire

Town/city

Berwick St James

Postcode

SP3 4TS

Description of site location must be completed if postcode is not known:

Easting (x)

407145

Northing (y)

139240

Description

Applicant Details

Name/Company

Title

Mr and Mrs

First name

J

Surname

Glyn-Owen

Company Name

Address

Address line 1

Magna House

Address line 2

High Street

Address line 3

Town/City

Berwick St James

County

Wiltshire

Country

Postcode

SP3 4TS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Sharp

Company Name

bta architects

Address

Address line 1

18 Woodland Road

Address line 2

Address line 3

Town/City

Warminster

County

Country

Postcode

BA12 8HJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposed works

Removal of side and rear extensions and construction of replacement single storey extensions with associated internal alterations. Removal of existing outbuilding and extension of existing store to provide garaging and garden storage with associated external works and repositioning of access.

Has the work already been started without consent?

◯ Yes
⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Is it an ecclesiastical building?

◯ Don't know
◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- [x] Yes
- [ ] No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- [ ] Yes
- [x] No

b) Demolition of a building within the curtilage of the listed building

- [ ] Yes
- [x] No

c) Demolition of a part of the listed building

- [x] Yes
- [ ] No

If the answer to c) is Yes

What is the total volume of the listed building?

589.00	Cubic metres

What is the volume of the part to be demolished?

66.00	Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1960

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Single storey lean to rear conservatory and single storey monopitch utility room extension

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

Substandard construction not in keeping with Listed Building and Conservation Area setting of the site.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [x] Yes
- [ ] No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Design and Access/Heritage Statement
222002/SUR01 - Ground and first floor plans as existing
222002/SUR02 - Rear and side elevations as existing
222002/SUR03 - Attic plan, section and front elevation as existing
222002/02A - Ground floor plan and rear elevation as proposed
222002/03A - First and second floor plans as proposed
222002/04A - Elevations as proposed

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
External walls

Existing materials and finishes:
Masonry walling/exposed concrete block

Proposed materials and finishes:
Render and boarding

Type:
Roof covering

Existing materials and finishes:
Plain tiles and metal/fibre cement sheets

Proposed materials and finishes:
Natural slate

Type:
Windows

Existing materials and finishes:
Painted joinery and metal casements

Proposed materials and finishes:
Painted joinery and colour coated aluminium

Type:
External doors

Existing materials and finishes:
Painted joinery

Proposed materials and finishes:
Painted joinery/colour coated aluminium

Type:
Ceilings

Existing materials and finishes:
Plasterboard

Proposed materials and finishes:
Plasterboard

Type:
Internal walls

Existing materials and finishes:
Plasterboard

Proposed materials and finishes:
Plasterboard

Type:
Internal doors

Existing materials and finishes:
Modern flush type

Proposed materials and finishes:
Painted timber panel doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Design and Access/Heritage Statement
222002/01A - Site location and block plans
222002/SUR01 - Ground and first floor plans as existing
222002/SUR02 - Rear and side elevations as existing
222002/SUR03 - Attic plan, section and front elevation as existing
222002/02A - Ground floor plan and rear elevation as proposed
222002/03A - First and second floor plans as proposed
222002/04A - Elevations as proposed

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- [ ] Yes
- [x] No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

Refer 222002/02A

Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [x] Yes
- [ ] No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

Refer Appendix D - Arboricultural Survey and Report

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [x] Yes
- [ ] No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

Refer 222002/02A and Appendix D - Arboricultural Survey and Report

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ202200555

Date (must be pre-application submission)

21/03/2023

Details of the pre-application advice received

Revised/simplified approach for single storey extension more in keeping with Listed Building

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.**
**** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

David

Surname

Sharp

Declaration Date

15/06/2023

☑ Declaration made

Declaration

I / We hereby apply for Householder planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

David Sharp

Date

27/06/2023