Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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Wiltshire Council

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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: 44

Suffix:

Property Name:

Address Line 1: Littlejohn Avenue

Address Line 2:

Address Line 3: Wiltshire

Town/city: Melksham

Postcode: SN12 7AW

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

Easting (x): 391110

Northing (y): 164912

Description:

Applicant Details

Name/Company

Title

Ms

First name

Stacy

Surname

Tuttle

Company Name

Address

Address line 1

44 Littlejohn Avenue

Address line 2

Address line 3

Town/City

Melksham

County

Wiltshire

Country

Postcode

SN12 7AW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

Agent Details

Name/Company

Title

Ms

First name

Sophie

Surname

Martin

Company Name

Address

Address line 1

Malmaison

Address line 2

Church Street

Address line 3

Town/City

Great Bedwyn

County

Country

United Kingdom

Postcode

SN8 3PE

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Addition of single storey flat roofed extension to the rear of the property, comprising living area and open-plan kitchen/diner

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

That the Permitted Development rights are intact for this property has been confirmed by Ms Mary Warner, PLO at Wilts Council under ENQ/2022/01895 on 29th November 2022.

The proposals fall within the Permitted Development guidelines.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

See drawings 3-13 included in this application.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Under Class A, A.1(b) the proposals fall short of 50% of the curtailage at the property
(c), (d) the height of the proposed roof would be below ridge and eaves of existing dwellinghouse
The height of the proposed flat roof is 3m
(e) the enlarged part of the dwellinghouse neither form a principal elevation nor fronts a highway
(g) as the dwellinghouse is not on 2(3) land nor an SSI, neither do the proposals extend more than 6m or exceed 4m in height
The proposals extend up to 6m from the original rear wall of the dwellinghouse
The proposals are single storey, maximum height 3m
(h) the rear wall of the proposals is more than 7m away from the rear wall of the opposite dwellinghouse
(i) the enlarged part of the dwellinghouse will be within 2m of the boundary of the curtailage on both sides, but the highest part of the proposed flat roof extension shall be 3m
A.2 (a) the proposed extension will be clad in white render with the headers/cills and bottom six courses painted with back masonry paint to match existing
A.3 new materials will be carefully matched with existing throughout
(b) there are no windows in the proposed side elevations
B & C – no changes to the roof
D – no new porch proposed
E – no new incidental structures or buildings proposed
F – no new hard surfaces proposed
G.1 (b) – neither will the new SVP or gas boiler flue exceed the highest part of the roof. The proposed SVP will be on the left hand side of the elevation. The proposed boiler flue will terminate between the existing roof-lights more than 600mm from either
(c) - neither the new SVP or flue front a highway, principle or side elevation, as the property is terraced. The proposals are visible only from the rear of the property

Site Visit

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

- [ ] Yes
- [x] 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?

◯ Yes
⊘ No

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

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Sophie Martin

Date

07/08/2023