Development Management, Economic Development and Planning,
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Wiltshire Council

# Householder Application for Planning Permission for works or extension to a dwelling

## 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: 132

Suffix:

Property Name:

Address Line 1: Brook Lane

Address Line 2:

Address Line 3: Wiltshire

Town/city: Bradenstoke

Postcode: SN15 4EY

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

Easting (x): 400916

Northing (y): 179347

Description:

## Applicant Details

### Name/Company

Title

Mr

First name

Philip

Surname

Westwood

Company Name

Swordsman Historic Architectural Design

### Address

Address line 1

132 Brook Lane

Address line 2

38 Ferndale Street

Address line 3

Town/City

Bradenstoke

County

Wiltshire

Country

United Kingdom

Postcode

SN15 4EY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Contact Details

Primary number

Secondary number

Fax number

Email address

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

## Agent Details

### Name/Company

Title

Mr

First name

Martin

Surname

Stuart

Company Name

Swordsman Historic Architectural Design

### Address

Address line 1

Boxwood Cottage

Address line 2

38 Ferndale Street

Address line 3

Town/City

Faringdon

County

Country

United Kingdom

Postcode

SN7 7AH

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Description of Proposed Works

Please describe the proposed works

Side extension to enable the disabled owner to live on the ground floor. The owner has one leg amputated and cannot reach the first floor easily. The extension is therefore required to enable the owner to live comfortably at the property with all of his facilities on one floor, bedroom, bathroom and kitchen. Also minor changes to the fenestration and an oil tank relocated to clear the proposed side extension.

Has the work already been started without consent?

◯ Yes
⊘ No

## Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

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

**Type:**
Walls

**Existing materials and finishes:**
Roughcast cream render

**Proposed materials and finishes:**
Roughcast cream render, to match existing

**Type:**
Roof

**Existing materials and finishes:**
Blue / grey slates

**Proposed materials and finishes:**
Blue / grey slates, to match existing

**Type:**
Windows

**Existing materials and finishes:**
Light brown uPVC

**Proposed materials and finishes:**
Light brown uPVC, to match existing

**Type:**
Doors

**Existing materials and finishes:**
Light brown uPVC

**Proposed materials and finishes:**
Light brown uPVC, to match existing

**Type:**
Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**
Hedges and post & rail, 4 rail fence

**Proposed materials and finishes:**
New closeboarded 2m high fence around new oil tank location to screen off.

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

132-Brook-Lane-Existing-Site-Plan
132-Brook-Lane-Existing-Plans
132-Brook-Lane-Existing-Elevations
132-Brook-Lane-Proposed-Site-Plan-A
132-Brook-Lane-Proposed-Plans-C
132-Brook-Lane-Proposed-Elevations-A

## 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.

132-Brook-Lane-Existing-Site-Plan
132-Brook-Lane-Proposed-Site-Plan-A

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

132-Brook-Lane-Existing-Site-Plan
132-Brook-Lane-Proposed-Site-Plan-A

## Pedestrian and Vehicle Access, Roads and Rights of Way

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

- [ ] Yes
- [x] 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

## Parking

Will the proposed works affect existing car parking arrangements?

- [ ] Yes
- [x] No

## 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?

- [ ] The agent
- [x] 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

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

31/07/2023

Details of the pre-application advice received

We tried to apply for pre-advice but were told that this had been discontinued except for listed buildings, hence this householder application.

## 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
- [x] No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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
- [x] The Agent

Title

Mr

First Name

Martin

Surname

Stuart

Declaration Date

13/08/2023

- [x] Declaration made

## Declaration

I/We hereby apply for Householder planning permission 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

Martin Stuart

Date

14/08/2023