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

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: 4

Suffix:

Property Name: Brock Cottage

Address Line 1: Horse Fair Lane

Address Line 2:

Address Line 3: Wiltshire

Town/city: Cricklade

Postcode: SN6 6BN

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

Easting (x): 410175

Northing (y): 193707

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Celia

Surname

Parker

Company Name

Address

Address line 1

4 Brock Cottage Horse Fair Lane

Address line 2

Address line 3

Town/City

Cricklade

County

Wiltshire

Country

England

Postcode

SN6 6BN

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

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

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Jeans

Company Name

Magna Builders

Address

Address line 1

9 Rectory Lane

Address line 2

Cricklade

Address line 3

Swindon

Town/City

Swindon

County

Country

United Kingdom

Postcode

SN6 6DB

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Conversion of integral garage to utility room and store room.

The existing garage measures 2.3 m x 5.5 m and forms part of the semi-detached property. Access is via a gravel driveway which rises from the road to the front and a door to the garden at the rear. The garage is very narrow and has not been used for parking a car for many years as is not possible to park a standard-sized car inside and open the driver's door to get out. The garage has been used for storage and for the washing machine and freezer for many years.

This planning application proposes to convert the garage to create a habitable space for a utility room and a storeroom.
Externally the opening for the garage door will be infilled to create a solid wall with a door and side windows to the front, and the wall will be rendered to match the existing structure. There will be no changes to the external appearance of the rear of the garage.

Internally the space will be used to create a room with a door through to the kitchen via the under stairs cupboard. Building Regulations apply to various aspects of the construction and a building notice will be submitted as part of the process.

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:
Breeze block and rendered finish

Proposed materials and finishes:
Breeze block and rendered finish.

Type:
Windows

Existing materials and finishes:
The existing windows on the same wall are double glazed UPVC in a Rosewood finish

Proposed materials and finishes:
Double glazed UPVC in a coloured finish to match the existing windows.

Type:
Doors

Existing materials and finishes:
Up-and-over metal garage door

Proposed materials and finishes:
Composite door with double glazed panels to match the existing front door (which is a composite door in a slate gray colour).

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

4HorseFair_AdditionalInfo

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?

- [ ] Yes
- [x] No

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

- [ ] Yes
- [x] No

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
⊘ No

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

◯ Yes
⊘ No

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Site Visit

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

⊘ Yes
◯ No

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

⊘ 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

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

Richard

Surname

Jeans

Declaration Date

01/09/2023

- [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.

- [x] I / We agree to the outlined declaration

Signed

Richard Jeans

Date

09/09/2023

Amendments Summary

As requested by Kieran Bence I have updated the additional information document to include the existing and proposed rear elevation and an updated version of the existing and proposed floor plans showing the property as a whole; I am also attaching a Site Block plan at 1:200 showing the existing and proposed plan (no change is proposed to the existing site block plan in this application). I hope you have everything that you need.