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: 26

Suffix:

Property Name:

Address Line 1: Horse Road

Address Line 2:

Address Line 3: Wiltshire

Town/city: Hilperton Marsh

Postcode: BA14 7PF

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

Easting (x): 386732

Northing (y): 159816

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Harriet

Surname

Baines

Company Name

Address

Address line 1

26 Horse Road

Address line 2

Hilperton Marsh

Address line 3

Town/City

Trowbridge

County

Wiltshire

Country

United Kingdom

Postcode

BA14 7PF

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Loft conversion to include dormer window and velux windows.
Utilising existing loft storage space to house 3 bedrooms and two bathrooms.
Understood all works were under permitted development until told otherwise by Natalie Rivans on 20/09/23.
Specifically designed by Architect to keep within permitted development.
Building Control Reference: BR/2022/11232

Has the work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

31/07/2023

Has the work already been completed without consent?

- [ ] Yes
- [x] No

Materials

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

- [x] 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:
Windows

Existing materials and finishes:
PVC-u

Proposed materials and finishes:
WINDOWS TO BE PVC-u TO GIVE MIN U-VALUE OF 1.4

Type:
Roof

Existing materials and finishes:
Tiles

Proposed materials and finishes:
DIAMOND GRP ROOFING SYSTEM. TOPCOAT LAYER ON GRP LAMINATE ROOFING RESIN REINFORCED WITH 450GM2 CHOPPED STRAND MAT ON 18MM OSB3 DECKING WITH 50MM CONTINUOUS AIR GAP WITH VENTED SCREEN TO SOFFIT ON 200X50MM JOISTS WITH 150MM CELOTEX TO MEET 0.16W/M2K BETWEEN JOISTS. UBBINK FLAT ROOF VENTS AND EXTRACTOR VENTS TO BE ADDED TO FLAT ROOF. AMOUNT OF VENTS TO MEET WITH MANUFACTURERS GUIDANCE. CAVITY TRAY WILL BE PROVIDED AT THE ROOF ABUTMENT. TO DEMONSTRATE SUITABLE FIRE RATING.

Type:
Walls

Existing materials and finishes:
Render

Proposed materials and finishes:
Render DORMER CHEEKS TO BE SMOOTH CAST RENDER ON EXPANDED METAL LATH ON 25MM BATTEN TO PROVIDE AIR GAP ON BREATHABLE MEMBRANE ON 22MM PLY ON 100MM STUD WITH 80MM CELOTEX TO MEET 0.18 W/M2K WITH VAPOUR CONTROL LAYER TO WARM SIDE ON 40MM CELOTEX ON 15MM PLASTERBOARD WITH 2MM PLASTER SKIM.

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

80756-Baines-BR01
80756-Baines-BR02
80756-Baines-BR03

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
⊘ 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

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

BR/2022/11232

Date (must be pre-application submission)

19/09/2023

Details of the pre-application advice received

Email dated 20/09/23 - 'This history has revealed you have no permitted development rights under the relevant Schedules mentioned in the decision notice. Therefore, even though the works you are completing, ordinarily do not require planning permission, due to the fact your permitted development rights have been removed – you do in fact require planning permission'

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?

⊘ 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

- [x] The Applicant
- [ ] The Agent

Title

Mrs

First Name

Harriet

Surname

Baines

Declaration Date

20/09/2023

- [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

Harriet Baines

Date

20/09/2023