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, and for relevant demolition of an unlisted building in a conservation area

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

Suffix

Property Name

Oakleigh

Address Line 1

West Kington Road

Address Line 2

Address Line 3

Wiltshire

Town/city

Nettleton

Postcode

SN14 7NW

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

Easting (x)

382148

Northing (y)

177816

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Hartley

Company Name

Address

Address line 1

Oakleigh

Address line 2

West Kington Road

Address line 3

Town/City

Nettleton

County

Wiltshire

Country

Postcode

SN14 7NW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mrs

First name

Rosie

Surname

Craggs

Company Name

SS4 Architects Ltd

Address

Address line 1

30 Bradley Street

Address line 2

Address line 3

Town/City

Wotton-under-Edge

County

Country

Postcode

GL12 7AR

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Single storey extension with roof alterations and render to existing dwelling, new walling to front boundary and driveway.

Has the work already been started without consent?

◯ Yes
⊘ No

Explanation for Proposed Demolition Work

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

It is necessary to integrate the roof form of the existing building with the new extension to demolish part of the rear roof. It is also necessary to demolish the existing front door and flat roof to replace these with a more sympathetic wall and roof form on the existing footprint. The existing front wall is in poor condition and requires replacement.

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:
Existing walls to main house primarily of brickwork, which on the main house has either been painted or rendered over. The garage on site has been partially extended with blockwork. Reconstituted stone walling to front.

Proposed materials and finishes:
Existing walls to be rendered over, with bath stone cladding in identified areas. New walls to be finished in either render or bath stone finishes as identified on drawings. New front wall to be finished in bath stone.

Type:
Roof

Existing materials and finishes:
The roof is covered with profiled concrete tiles.

Proposed materials and finishes:
Proposed new roof and existing roof to house to be finished in slate roof tiles.

Type:
Windows

Existing materials and finishes:
Predominantly white UPVC double glazed casement windows. There is a UPVC/part glazed conservatory to the west of the existing house, towards the rear.

Proposed materials and finishes:
Existing windows to be replaced with, and new windows to be in, PPC aluminium framed double glazed windows.

Type:
Doors

Existing materials and finishes:
Off white UPVC front door. White UPVC part and fully glazed doors to conservatory and rear of house.

Proposed materials and finishes:
New doors to rear to be PPC aluminium framed double glazed sliding doors. New doors to side elevations to be double glazed aluminium framed doors, aside from one with out glazing, indicated on drawing 275 254A Proposed Side Elevations.

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

Existing materials and finishes:
Front boundary wall finished in reconstituted cement based stone blocks.

Proposed materials and finishes:
New front boundary wall to be rebuilt and finished in bath stone. New driveway and pedestrian access gates to be in vertical timber plank finish. Retaining wall between front soft landscaping area and driveway to be finished in driven timber sleepers.

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

275 251 Proposed Floor Plan; 275 252 Proposed Roof Plan; 275 253B Proposed Front and Rear Elevations; 275 254A Proposed Side Elevations; Design and access Statement

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?

- [x] Yes
- [ ] 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:

Minor alteration to boundary wall with gates as shown on drawings 275 002 Block Plan, 275 251 Proposed Floor Plan, 275 253 Proposed Front and Rear Elevations. Driveway position/provision, vision splays and access to remain as existing.

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?

- [ ] Yes
- [x] No

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

- [ ] 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?

◯ 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?

⊘ 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

Mrs

First Name

Rosie

Surname

Craggs

Declaration Date

09/10/2023

☑ Declaration made

Declaration

I/We hereby apply for Householder planning & demolition in a conservation area 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

Rosie Craggs

Date

09/10/2023