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; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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: 9

Suffix:

Property Name: The Sanctuary

Address Line 1: Dark Lane North

Address Line 2:

Address Line 3: Wiltshire

Town/city: Steeple Ashton

Postcode: BA14 6EY

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

Easting (x): 390840

Northing (y): 156953

Description

Applicant Details

Name/Company

Title

Mr

First name

Rob

Surname

Ronz

Company Name

Address

Address line 1

The Sanctuary

Address line 2

9 Dark Lane North

Address line 3

Town/City

Steeple Ashton

County

Country

United Kingdom

Postcode

BA146EY

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

The Construction of a single storey oak framed building to provide garaging and Home Office/Gym.

The conversion of a mobile 3 bay stables into a permanent 2 bay stable & log store.

Has the work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ⊘ Grade II*
- ◯ Grade II

Is it an ecclesiastical building?

- ◯ Don't know
- ◯ Yes
- ⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ◯ Yes
- ⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used?

⊘ Yes
◯ No

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

Type:
External walls

Existing materials and finishes:
NA - new building

Proposed materials and finishes:
Oak Frame & Oak Cladding - to weather naturally

Type:
Roof covering

Existing materials and finishes:
NA New building

Proposed materials and finishes:
Double Roman Clay Tile - Red colour chosen to closely match roof of main house.

Type:
Windows

Existing materials and finishes:
NA New Building

Proposed materials and finishes:
Timber Glazing frames suitable and in keeping with for Oak Framed/clad buildings.

Type:
External doors

Existing materials and finishes:
NA New Building

Proposed materials and finishes:
Painted Timber Garage Doors - SW Elevation - French Grey (or similar) Timber Stable Door - SW Elevation French Grey (or similar) Timber Door with Glazing NE Elevation - French Grey (or similar)

Type:
Ceilings

Existing materials and finishes:
NA New Building

Proposed materials and finishes:
Vaulted ceiling with exposed Oak Frame throughout. Insulation applied to home office/Gym.

Type:
Internal walls

Existing materials and finishes:
NA New Building

Proposed materials and finishes:
Garage Section - Oak cladding Home Office/Gym - Plastered finish

Type:
Floors

Existing materials and finishes:
NA New building

Proposed materials and finishes:
Stone or Timber Flooring - TBC

Type:
Vehicle access and hard standing

Existing materials and finishes:
Gravel Drive

Proposed materials and finishes:
No change to existing gravel drive courtyard.

Type:
Rainwater goods

Existing materials and finishes:
NA New Building

Proposed materials and finishes:
Black Cast Iron Gutters - To match main House Guttering to discharge rainwater into Pond.

Type:
Lighting

Existing materials and finishes:
NA New Building

Proposed materials and finishes:
Muted external Lighting in keeping with subservient / agricultural nature of building.

Type:
Other

Other (please specify):
Stable Conversion

Existing materials and finishes:
Scandinavian Redwood Frame and Cladding - naturally weathered Black Onduline Roof Covering Black Guttering Mobile Steel Sledge

Proposed materials and finishes:
Scandinavian Redwood Frame and Cladding - naturally weathered Black Onduline Roof Covering Black Guttering Concrete Hard Standing base

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

274 P01 Location Plan
274 P02 Existing Block Plan
73833 Proposed Block Plan
EOB 100 Proposed garage/home office/gym floor plan
EOB 101 Proposed garage/home office/Gym elevation
274 PO5 Rev F Proposed 2 Bay stable and Log Store
274 P06 Existing Views – The Sanctuary
274 P07 Rev B Proposed Views – The Sanctuary
274 P08 Proposed Pergola Design

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

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
⊘ No

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

◯ 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

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

First Name

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

Surname

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

Reference

ENQ/2022/01832

Date (must be pre-application submission)

15/11/2022

Details of the pre-application advice received

Advice provided on what would constitute appropriate size, scale, material and location for 2 outbuildings within domestic curtilage of the site. These proposals reflect that advice. LPA recommended that pre-application advice also be sought from Historic England.

This was applied for and received on 11 Sep 23 - Historic England Ref PA01199209.

Historic England advised that "should this be admitted as a formal application, historic England is unlikely to object in principle to the scheme". HE highlighted some concerns with the scale of glazing on the NW elevation - these concerns have been addressed by the applicants (circa 45% glazing reduction) within this formal 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
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Rob

Surname

Ronz

Declaration Date

13/11/2023

- [x] Declaration made

Declaration

I/We hereby apply for Householder planning & listed building consent 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

Rob Ronz

Date

13/11/2023