Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk

Wiltshire Council

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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: 3

Suffix:

Property Name:

Address Line 1: The Pastures

Address Line 2:

Address Line 3: Wiltshire

Town/city: Lower Westwood

Postcode: BA15 2BH

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

Easting (x): 380527

Northing (y): 159060

Description

The property consists of a 2 storey detached house, front and rear gardens, driveway, garage and car port

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Blakey

Company Name

Address

Address line 1

3 The Pastures

Address line 2

Lower Westwood

Address line 3

Town/City

Bradford-On-Avon

County

Wiltshire

Country

United Kingdom

Postcode

ba15 2bh

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The Town and Country Planning Act 1990
Approval of Householder Planning Permission with Conditions
Application Reference Number: PL/2023/01166
Decision Date: 05 April 2023
Applicant: Helen Blakey
3 The Pastures, Lower Westwood, Wiltshire, BA15 2BH
Particulars of Development: Single storey wrap around extension with covered patio area, front extension, garage and dormer.
At: 3 THE PASTURES, LOWER WESTWOOD, BRADFORD ON AVON, BA15 2BH

Reference number

Application Reference Number: PL/2023/01166

Date of decision (date must be pre-application submission)

05/04/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We would like to amend the plans to the proposed rear extension of the property, instead of the extension being in line with Proposed Floor Plans DWG No (3) 005 Rev A - Received 14.03.2023 and Proposed Elevations DWG No (3) 006 Rev A- Received 14.03.2023 attached to our original application
we would like to build a single story extension to the rear of our property, the extension should be no larger than 6500mm wide and 4000mm deep (Wall thickness pending). The proposed extension will incorporate the existing garage which we would like to convert into a cubby hole style office space, as demonstrated by the shaded area on Page 2, also on Page 3 and Page 4 attached to this application.
The proposed extension will be single story and no higher than that of the orignal application, we are purely looking at slightly expanding the footprint. This will still be finished with a rubber, warm roof. The elevations of the new external walls will be finished in materials similar to the existing property with dark grey/black aluminium/pvc French Doors/bi-folds/windows and dark grey/black facias which will result in a significant reduction in glazing from that of the orginal application.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

I would like the drawings attached to the original application to be complemented by the drawings attached to this amendment.
The drawings attached to this amendment demonstrate the change in footprint of a new rear extension to a maximum of 6500mm x 4000mm, along with the creation of an internal cubby hole style office area that will be included within the existing footprint of the existing garage structure. A new garage will be constructed within the originally accepted footprint of the proposed garage under application PL/2023/01166.

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

First Name

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

Surname

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

Reference

ENQ/2023/01520

Date (must be pre-application submission)

21/11/2023

Details of the pre-application advice received

I have been in contact with the planning office and submitted diagrams of the proposed changes and recieved the following email.

Good afternoon James

I have just had a chat with Selina who was the case officer for your application earlier this year. She has given the below advice:

I've just looked over the plans on the different apps, I reckon their best bet would be to submit a variation of condition (condition 2) to regularise the changes.

I hope this helps,

Kind regards

Mary

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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

James

Surname

Blakey

Declaration Date

22/11/2023

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

James Blakey

Date

2023/11/22