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: 88

Suffix:

Property Name:

Address Line 1: Frome Road

Address Line 2:

Address Line 3: Wiltshire

Town/city: Maiden Bradley

Postcode: BA12 7JA

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

Easting (x): 380112

Northing (y): 139107

Description:

Applicant Details

Name/Company

Title

Colonel

First name

J and Mrs D

Surname

Baynham

Company Name

Address

Address line 1

88 Frome Road

Address line 2

Address line 3

Town/City

Maiden Bradley

County

Wiltshire

Country

Postcode

BA12 7JA

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

Demolition of the existing 1978 garage.
Erection of an oak framed car port and store.
Installation of PV panels to the rear south facing roof slope.
Removal of the metal garage door, and conversion/new glazed doors.
Change of existing UPVC windows to new efficient conservation style windows, and new window to the side elevation.

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)?

The 1978 garage is too small for a garage or store, and the corrugated metal roof is inappropriate within the conservation area.

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:
Roof

Existing materials and finishes:
Plain clay tiles with half round ridges to the house main roofs. Black bitumen to the rear flat roofs. Corrugated painted metal panel roofing to the garage.

Proposed materials and finishes:
Changes include; Plain clay tiles with bonnet hips and half round ridges to the car port and store, to match the colour of the house roof tiles. Change of flat roof finish to lead grey coloured single ply membrane.

Type:
Walls

Existing materials and finishes:
Rubble stone with red brick quoins, window surrounds and soldier courses over the doors and windows to the front elevation. Rendered and painted rendered elevations to the side and rear elevations. Lapped stained boarding to the garage over a concrete plinth.

Proposed materials and finishes:
No changes to the house. Lapped wide oak boarding to the garden room/store walls, and traditional oak framing with peg jointing to the car port.

Type:
Windows

Existing materials and finishes:
White UPVC

Proposed materials and finishes:
Liniar Resurgence conservation style UPVC windows, as per details.

Type:
Doors

Existing materials and finishes:
Front door is a timber 4 paneled door

Proposed materials and finishes:
Front door to be a fully insulated 4 panel composite door.

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

Design, Access and Heritage Statement.
CIL form 1.
Drawing No. BAY01/01 - Block and location plans.
Drawing No. BAY01/02 to 09 inclusive - Survey as existing.
Drawing No. BAY01/10 to 19 inclusive - Scheme as proposed.

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

If Yes, please describe:

Currently, there is a single garage and three parking spaces clear of the highway.
The proposed provides for a single car port space, and two parking spaces, clear of the highway.

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

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

Colonel

First Name

J and Mrs D

Surname

Baynham

Declaration Date

06/12/2023

☑ 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

Blue Architect

Date

14/12/2023