Development Management, Economic Development and Planning,
County Hall, Bythesea Road, Trowbridge, BA14 8JN
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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

Suffix

Property Name

5-7 Garden Bungalow

Address Line 1

Red Lion Lane

Address Line 2

Address Line 3

Wiltshire

Town/city

Cricklade

Postcode

SN6 6DE

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

Easting (x)

410242

Northing (y)

193841

Description

Applicant Details

Name/Company

Title

Mr

First name

Joe

Surname

Hanlon

Company Name

Address

Address line 1

5-7 Garden Bungalow

Address line 2

Red Lion Lane

Address line 3

Town/City

Cricklade

County

Wiltshire

Country

United Kingdom

Postcode

SN6 6DE

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

Refer to full Statement of Intent that will accompany drawings.

To deconstruct and renew outbuildings which currently form part of their property.
The current structures amount to approximately 54 square metres of single storey felted, flat roofed buildings forming a connected single vehicle garage, workshop and covered storage area. This structure is believed to date back to the original development of the plot, over 70 years ago, and comprises single skin concrete blockwork construction and incorporating limited single glazed windows and uninsulated doors, walls, slab and roof. Floors are of insitu concrete construction with trowelled finish. The structures are serviced by mains electricity.

The owners wish to deconstruct these buildings down to top of concrete ground slab level leaving the elements of the south wall that are connected to the boundary wall intact.

Their intention is then to insulate over the existing concrete ground slabs (which will remain intact) and to form a new concrete raft construction creating the ground floor slab of a new outbuilding, which will also be of 54 square metres area, but constructed in compliance with all current Building Regulations standards. The new structure will be located 600 mm clear from the perimeter “garden wall” and will be independent from it, thereby eradicating current damp ingress issues associated with the current configuration.

At ground floor level the new structure shall provide for a single vehicle garage and workshop and storage facilities, just as previously, but the owners wish to replace the flat roof with a pitched roof which shall be provided with a single, north facing, central dormer window with a Juliet balcony provision and an external staircase on the west gable elevation. Velux rooflights will be provided as indicated on the plan drawings and those located within the south facing roof pitch (overlooking the adjacent Public House Beer Garden) will be fixed lights with toughened and obscure glazing. This loft space is to create a visitor/guest accommodation facility.

At ground floor level a traditional timber garage door shall be provided to the car parking bay, and windows and a personnel door provided to access the workshop area. These windows shall be double glazed, opening lights in clear glass. These units outlook over the main area of the plot and water meadows beyond.

The new structure will be of a Green Oak Frame construction with pressure treated timber wall framing between the principal oak members. All walls will be cloaked and insulated and to meet Building Regulation requirements, and the structure will be externally clad to match the existing main bungalow buildings. The frame and structure will be founded upon the reinforced concrete raft foundation which overlays the current concrete ground slabs. Hence there will be no excavations to disturb any underground features or any elements of potential archaeological interest.

Has the work already been started without consent?

◯ Yes
⊘ No

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:
concrete blocks clad in larch timber.

Proposed materials and finishes:
green oak frame clad in larch feather edge timber.

Type:
Roof

Existing materials and finishes:
flat timber roof with felt finish.

Proposed materials and finishes:
pitched timber roof with slate finish.

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

the following will be included in our application.
Statement of Intent.
drawing 1 - Plot plan as existing
drawing 2 - Plot plan as proposed
drawing 3 - existing and proposed elevations
drawing 4 - Fox Framings plan and specifications
drawing 5 - Fox Framing full height frame elevations

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
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] 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

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?

- [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

Joe

Surname

Hanlon

Declaration Date

10/01/2024

- [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.

☑ I / We agree to the outlined declaration

Signed

Joe Hanlon

Date

10/01/2024