

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



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	3
Suffix	
Property Name	
Address Line 1	Elsie Knocker Grove
Address Line 2	
Address Line 3	Wiltshire
Town/city	Marlborough
Postcode	SN8 4YN

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

Easting (x)	Northing (y)
419258	168496
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Helena

Surname

Thompson-Ezealor

Company Name

Address

Address line 1

3 Elsie Knocker Grove

Address line 2

Address line 3

Town/City

Marlborough

County

Wiltshire

Country

United Kingdom

Postcode

SN8 4YN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Plot 17 Marleberg Grange features a two-tiered garden. The upper level is elevated by a 1-metre-high retaining wall that supports the soil of the second tier. The upper garden area measures approximately 5.10 metres in length and 3.00 metres in width.

The proposed development involves the installation of a garden pod on this upper level. The external dimensions will be 4.70 metres (L) x 2.50 metres (W), with an overall height of 2.50 metres. There will be a living roof on top.

To ensure safety, a railing or balustrade will be installed adjacent to the retaining wall. In addition, stairs will be constructed to provide access from the lower level of the garden to the pod.

The pod will be positioned on the naturally elevated area of the garden behind the existing retaining wall. This location is part of the original landscape and has not been artificially raised. The proposed pod is not a verandah, balcony, or raised platform constructed by the applicant, but rather a garden pod to be situated on the existing upper garden level.

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:

Roof

Existing materials and finishes:

not applicable

Proposed materials and finishes:

Roof membrane, butyl rubber, grey/black

Type:

Walls

Existing materials and finishes:

not applicable

Proposed materials and finishes:

Natural timber cladding

Type:

Windows

Existing materials and finishes:

not applicable

Proposed materials and finishes:

Hardened glass Material: Pinewood Interior Colour: Black Exterior colour: Black Glass: Clear glass

Type:

Doors

Existing materials and finishes:

not applicable

Proposed materials and finishes:

Concealed door, natural timber cladding

Type:

Other

Other (please specify):

Balustrade/railing

Existing materials and finishes:

not applicable

Proposed materials and finishes:

Natural timber, fencing wire

Type:

Other

Other (please specify):

Stairs

Existing materials and finishes:

not applicable

Proposed materials and finishes:

Natural timber

Type:

Lighting

Existing materials and finishes:

not applicable

Proposed materials and finishes:

Internal spotlights

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

3EKG01_Location Plan_Plot 17_Marleberg Grange_Phase 1

3EKG02_Trees and Hedges_Plot 17 Marleberg Grange

3EKG03_Technical Drawing_Plot 17 Marleberg Grange.pdf

3EKG04_3D Rendering_Plot 17 Marleberg Grange

3EKG05_Floor Plan_Plot 17 Marleberg Grange

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

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

3EKG02_Trees and Hedges_Plot 17 Marleberg Grange

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

☐ Yes

☒ 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

☒ 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

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply
- *A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
- ## 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
-
- First Name
- ***** REDACTED *****
- Surname
- ***** REDACTED *****
- Reference
- ENQ/2025/00369
- Date (must be pre-application submission)
- 04/03/2025
- Planning Portal Reference: PP-14017086

Planning Permission will be required for the proposed office building as it will be sited on a raised platform and Part 1 Class E, E1 H of the GPDO states it would include a raised platform.

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

Helena

Surname

Thompson-Ezealor

Declaration Date

05/08/2025

☒ 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

Helena Thompson-Ezealor

Date

05/08/2025