

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	
Suffix	
Property Name	Highwood
Address Line 1	Lowden Hill
Address Line 2	
Address Line 3	Wiltshire
Town/city	Chippenham
Postcode	SN15 2BT

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

Easting (x)	Northing (y)
391563	173288
Description	

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Craven

Company Name

International Design Group

Address

Address line 1

Highwood Lowden Hill

Address line 2

Address line 3

Arnos Vale

Town/City

Chippenham

County

Wiltshire

Country

United Kingdom

Postcode

SN15 2BT

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed Double GarageThe proposal is for the erection of an oak-framed, with cedar cladding infill, timber double garage with a tiled roof to match the existing dwelling. The structure will include a side storage area and provision for an electric vehicle charging point. The garage is to be sited in the area previously occupied by a diseased Beech tree, which has since been removed. Its removal has resulted in an increased level of overlooking between this property and the neighboring dwelling opposite. The proposed garage aims to reinstate the visual enclosure previously provided by the tree and restore the original character of the street scene.Oak-framed car ports and garages are a common and established feature in this part of Chippenham, and a local precedent has been included for reference.The garage will be constructed using a no-dig foundation system to minimise impact on surrounding trees. While the structure is located within the Root Protection Area (RPA) of adjacent trees, it does not encroach on their canopy (dripline). The existing ground surface is tarmacadam, which further reduces the likelihood of root disturbance.The garage will be a non-habitable structure, and no external lighting is proposed. Given the no-dig foundation design, the existing hardstanding, and the separation from the tree dripline, the proposal is not anticipated to result in any harm to the surrounding trees.In summary, the proposed development seeks to sensitively restore privacy and reinforce the established character of the street, while minimising ecological and arboricultural impact.

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:

none

Proposed materials and finishes:

cedar cladding

Type:

Roof

Existing materials and finishes:

none

Proposed materials and finishes:

clay tiles to match main building

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

Design_and_Access_Statement_Highwood

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.

Appendix 4 Highwood tree location plan
G982 MB 902 ExistingPlan

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

If Yes, please describe:

the garage will augment parking

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

ENQ/2025/00797

Date (must be pre-application submission)

19/06/2025

Details of the pre-application advice received

An AIA was requested for an application

A Tree Survey, plan to show correct canopy spread and root protection areas on a proposed layout along with a detailed Arboricultural Method Statement with Tree Protection Plan should form part of the planning application process."

A landscape scheme was suggested for an application

It is acknowledged that you have set the building some 8m into the site and reduced the eaves height at the back of the building. Whilst the site plan suggests the garage would be screened to a degree by the remaining trees, the "street scene" you have provided suggests to the contrary. An application with a landscaping scheme detailing further planting on the corner of the site to reduce the impact of the building may well overcome our concerns.

The officer stated:The tarmac driveway also encroaches into the RPA of T2 Beech. T1 was removed under a Five Day Notice (PL/2023/06029) due to the tree being in decline.

NOTE: No new tarmac is proposed, in fact some is removed.

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

Mr

First Name

andrew

Surname

craven

Declaration Date

27/10/2025

☒ 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

andrew craven

Date

27/10/2025