

Development Management, Economic Development and Planning,
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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	High House
Address Line 1	Lower Chicksgrove
Address Line 2	
Address Line 3	Wiltshire
Town/city	Tisbury
Postcode	SP3 6NB

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

Easting (x)	Northing (y)
397411	129258
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Adele

Surname

Cordle

Company Name

Address

Address line 1

High House

Address line 2

Lower Chicks Grove

Address line 3

Town/City

Tisbury

County

Country

United Kingdom

Postcode

SP3 6NB

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 Works

The proposal involves the demolition and removal of the existing garage structure located at the rear of the property. The garage has reached the end of its serviceable life and will be carefully dismantled, with all materials disposed of in accordance with current waste management regulations.

Proposed Development

The application seeks permission to erect a detached garden pod structure in place of the existing garage. The new building will serve as a multi-functional leisure space, comprising a golf swing studio, home gymnasium, and games room for household use.

Design and Materials

The garden pod will be constructed using a timber frame with vertical timber cladding externally, providing a contemporary aesthetic that complements the residential garden setting. The structure will feature a pitched metal roof finished in anthracite grey to minimize visual impact.

Dimensions and Siting

The proposed structure will be positioned on the existing garage footprint, maintaining established boundary distances. The pod will measure 9m x 5.5m with a maximum ridge height of 4.17m.

The structure will be approximately 1m higher than the existing garage. This additional height is functionally necessary to accommodate the golf swing studio element, which requires adequate internal ceiling clearance for a full golf swing motion with appropriate safety margins. The increased height has been kept to the minimum necessary for the intended use, and the structure will remain subordinate to the main dwelling.

Use and Function

The building will be used primarily for ancillary domestic purposes:

- Golf swing studio: Equipped with golf simulation technology and practice equipment for personal recreational use and occasional filming of instructional golf content by the homeowner for their golf-related business. This use will be incidental and will not involve clients, students, or members of the public visiting the property
- Home gymnasium: Providing private fitness facilities for household members
- Games room: Offering flexible leisure space for family recreation

The occasional business use will be limited to the homeowner filming content and will not generate additional traffic, noise, or disturbance beyond typical domestic use. The structure will not operate as a commercial golf studio, teaching facility, or public venue. No business-related visitors, deliveries, or signage are proposed.

Access and Environmental Considerations

Access to the garden pod will be via the existing garden from the main dwelling. The proposal represents a like-for-like replacement of an existing outbuilding and will not increase the developed area of the site. The use of natural timber materials and garden setting will ensure the structure integrates well within its surroundings. The modest scale and domestic use ensure the proposal will have no adverse impact on neighbouring amenity or the character of the area.

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: Breezeblock Proposed materials and finishes: Wood finished with a stone colour external paint
Type: Roof Existing materials and finishes: Corrugated cement roofing sheets Proposed materials and finishes: Terrano metal roofing finished in grey colour
Type: Windows Existing materials and finishes: Wood Proposed materials and finishes: PVC finished in anthracite grey
Type: Doors Existing materials and finishes: Metal sliding garage door in grey colour Proposed materials and finishes: PVC finished in anthracite grey colour

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

- ☐ Yes
☒ No

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

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

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

Robert

Surname

Cordle

Declaration Date

01/12/2025

☒ 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

Adele Cordle

Date

01/12/2025