

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	39
Suffix	
Property Name	
Address Line 1	Church Street
Address Line 2	
Address Line 3	Wiltshire
Town/city	Great Bedwyn
Postcode	SN8 3PQ

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

Easting (x)	Northing (y)
427578	163964
Description	

Applicant Details

Name/Company

Title

Ms

First name

Francesca

Surname

Barrie

Company Name

Address

Address line 1

39 Church St

Address line 2

Great Bedwyn

Address line 3

Town/City

Marlborough

County

Country

United Kingdom

Postcode

SN8 3PQ

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

New pergola measuring 6m x 3.5m x 2m tall, with 12 Trina 445 PV solar panels along the northern boundary hedge, alongside a 2.8m high birch hedge, next to an agricultural field and rail track.

Removal of existing flat roof above study, addition of dressing room to Bed 2 with pitched roof, continuing larch cladding on dressing room external half wall and matching pitched roof tiles exactly to main roof tiles. Permission to apply this larch cladding to study walls granted under PL/2025/04313.

Lime render to brickwork labelled 'Smooth Render' in Proposed Elevations plans, painted with Earthborn paint in shade 'Tom's bakery'. Permission to render this brickwork granted under PL/2024/03025.

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: Existing roof tiles on main bungalow roof Proposed materials and finishes: Matching exact same tiles
Type: Walls Existing materials and finishes: Continuing larch cladding on study walls, as granted under PL/2025/04313 Proposed materials and finishes: Continuing larch cladding up from study to dressing room level on walls, as granted under PL/2025/04313
Type: Other Other (please specify): Walls of original bungalow Existing materials and finishes: Brickwork on original bungalow Proposed materials and finishes: In areas on 'proposed elevations' marked 'smooth render' (permission to apply render granted under PL/2024/03025), apply a lime render painted in Earthborn's claypaint shade 'Tom's Bakery'.

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

'Proposed elevations, 39 Church Street'

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

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

Date (must be pre-application submission)

24/11/2025

Details of the pre-application advice received

Regarding the proposed location for the new pergola and PV panels, based on what you've outlined, I don't anticipate any significant concerns. The initial comments from the Conservation Officer suggest this option may be acceptable, but please note this will still need to go through formal consultation and a detailed review once the new application is submitted.

As for the first-floor side extension, this is a new element, so I can't confirm the Conservation Officer's position at this point. From an initial glance, I don't see any major issues, but as it will be visible from the street, the impact on the character of the conservation area will need to be carefully considered during the assessment.

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

Ms

First Name

Francesca

Surname

Barrie

Declaration Date

04/12/2025

☒ 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

Francesca Barrie

Date

04/12/2025